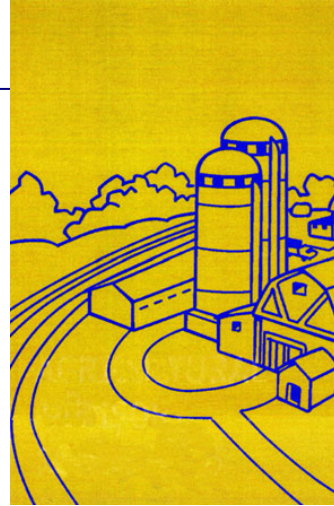

Agricultural Advisory Committee Workshop

February 14th, 2007



SUMMARY OF PROCEEDINGS

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A. Introduction

A.1 A Workshop to Celebrate Continuing Achievements and to Share Ideas

Agricultural Advisory Committees (AACs) are playing an increasingly important role in helping to connect local governments with their farm and ranch communities. Some AACs have been in place for several years and others have been appointed more recently. Amongst both the experienced and the new AACs, there is interest in showcasing accomplishments and sharing ideas.

In February 2003 and again in February 2005, the then Ministry of Agriculture, Food and Fisheries (MAFF) organized the workshops for AACs in conjunction with the Pacific Agriculture Show at the TRADEX Centre next to the Abbotsford Airport. Those workshops were a success and participants expressed interest in continuing such sessions on a biennial basis. Due to limited space at TRADEX, the now B.C. Ministry of Agriculture and Lands (BCMAL) organized the third AAC workshop in February 2007 at Newlands Golf and Country Club in Langley, on the day preceding the Pacific Agriculture Show, to facilitate attendance by interested AAC members.

The overall objective of the workshop was to enable participants to take away ideas and information that would help them provide effective advice and support to their local councils and boards.

A.2 Agricultural Advisory Committees in British Columbia

Agriculture not only represents an important economic component in most areas of British Columbia, but it often contributes to the very character of many B.C. communities. Over the years, the farm voice has been shrinking relative to the population as a whole. Today, 85.4% of B.C. residents live in urban areas and less than 2% live on farms and ranches. The result has been a gradual disconnection, often by a few generations, of people from any first-hand agricultural experience.

Many communities are recognizing the importance of ensuring that agriculture finds a place on local planning agendas. The appointment of Agricultural Advisory Committees by municipal councils and regional district boards is proving to be an effective way for local decision makers to connect with their farm and ranch communities.

As of January 2007, there were 27 Agricultural Advisory Committees in B.C., with a 28th one that temporarily provided advice for an agricultural strategy. The 27 AACs serve 29 local governments - 16 serve municipalities or a Gulf Island Trust Committee and 11 serve all or a portion of regional districts (the Peninsula Agricultural Commission serves four municipalities within the Capital Regional District). Appendix IV contains a list of AAC Workshop participants and Appendix V contains a list of the AACs and their contact information.

A.3 Workshop Package of Materials

Upon arrival, each participant received a folder of material containing:

- An agenda
- Discussion points for the small group discussions
- A floor plan of the meeting facility
- List of the contact information of the facilitator and speakers
- A two-page summary "Seasonal Farm Labour Accommodation - Quick Reference Sheet for Rezoning", prepared by the Policy Planning Department of the City of Richmond (December 2006)
- An extract from the District of Pitt Meadows Land Use Bylaw No. 1250, section 7.14 Accessory Employee Residential Use, pages 103 and 104
- "Draft Provincial Water Strategy Agricultural Component - Principles" (February 7, 2007 draft)
- A document entitled "Size of housing impacts farmland - 2007 AAC workshop" which summarized the Delta bylaw and Surrey AAC home plate and house criteria
- 2006 edition of "Growing Together" newsletter which contains lists of AACs by region and local agricultural initiatives under way across B.C.
- Brochure of the Strengthening Farming Program web site:
<http://www.al.gov.bc.ca/resmgmt/sf/>
- AAC Workshop Feedback form for evaluation of the success of this workshop.

A.4 Workshop Outline

Welcome and Introductions: Ken Nickel and Jessica McNamara

▪ AAC Achievements - Presentations by AACs

During the initial section of the workshop, three AACs were invited to make short presentations about their recent achievements, along three themes:

Bylaws - Seasonal Farm Worker Housing:

Industry overview and experience: Mike Wallis and Jerry Alamwala

City of Richmond: Bill Jones and Kevin Eng

Ag Awareness:

Taste of Agassiz: Ken Schwaerzle, Victoria Brookes

Agricultural Area Plan - process and issues:

Spallumcheen - Mike McPhee (consultant)

▪ Information sharing - Small Group Discussions

In the later part of the morning and the early afternoon, the participants were divided into 14 discussion groups to address the following topics:

1. Developing criteria to evaluate subdivisions
2. Participating in water management for food production
3. Farm "home plate" and farm house size
4. Optional session during the lunch hour - Methods and topics for local government support staff

- **Closing words** were given by Ken Nickel, Director of the Resource Management Branch, BCMAL.



B Welcome and Introductions

Ken Nickel, Director of the Resource Management Branch, Ministry of Agriculture and Lands welcomed the 112 participants from 20 of the 27 Agricultural Advisory Committees from around the province, five communities considering establishing an AAC, the Agricultural Land Commission (ALC) South Coast panel, and ALC and BCMAL staff. He acknowledged the valuable contribution that AACs have made to their communities, and that producers have found AACs to be an effective connection to their municipal councils or regional district boards. He acknowledged the Chairs who were present for the extra hours they spend on AAC business.

Jessica McNamara, Workshop Facilitator

Ken introduced the facilitator for the day, Jessica McNamara. He noted that she also served as facilitator for first two AAC workshops in 2003 and 2005. She has B.A. in Psychology from the University of Victoria and a Masters degree in dispute resolution. She is an experienced dispute-resolution trainer and coach and has worked across a variety of disciplines and situations.

Jessica emphasized that this day was an opportunity to come together to discuss both challenges and accomplishments in the participants' experiences in their AACs. The previous workshops proved to be an opportunity for committee members and elected officials that sit on AACs, the local government, and provincial staff that support the AACs, to come together in a way that is not usually possible. She encouraged those present to take advantage of that mix during the day and to have an open dialogue about the things that are important to them, especially the challenges they are facing.

The overall objective of this workshop was to enable everyone to share and to take away information and new ideas and ways to help AACs to continue their good work.



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C AAC Achievements

Presentations were made by AACs on three subjects thought to be of interest to other AACs. They represent achievements and activities of AACs around B.C.

C.1 Bylaws: Seasonal Farm Worker Housing

Three presentations were made by:

- A. Mike Wallis, B.C. Raspberry Council and B.C. Cranberry Growers Association
- B. Bill Jones and Kevin Eng, City of Richmond
- C. Jerry Alamwala, Townline Growers, Abbotsford AAC

C.1.A. Overview of the Seasonal Agricultural Workers Program - by Mike Wallis

Mike Wallis, as Executive Director of both the B.C. Raspberry Council and the B.C. Cranberry Growers Association, has been closely involved with the implementation of the Seasonal Agricultural Workers Program in British Columbia. He presented an overview of the B.C. Seasonal Agricultural Workers Program (BCSAWP) and discussed some of the seasonal housing issues and challenges.

General Guidelines of BC SAWP

The policy of the Canadian government is to ensure that all employment opportunities for seasonal agricultural work in Canada are first made available to qualified Canadian citizens and permanent residents before recourse is made to either program (Commonwealth Caribbean or Mexican).

The programs continue to operate on a seasonal basis; "seasonal basis" is understood to refer to both the worker and the work. Workers temporarily admitted to Canada under either program should not be given work terms exceeding eight months duration.

Horticultural commodity sectors often stagger worker arrivals in order to ensure adequate seasonal labour is available over an extended period. These staggered start times should not provide cumulative employment greater than 11 months duration.

Workers are to be provided with acceptable free accommodation, receive the prevailing rates of pay for the work involved, and are to be treated in a fair and equitable manner by farm employers.

General Guidelines of BC SAWP

- Canada first programs; have to demonstrate need
- federally sponsored (HRSDC/Service Canada), national program
- Operates on a seasonal/temporary basis
- Workers must be provided with accommodation, prevailing wage rate, transportation, medical coverage

BCSAWP

- Seasonal Agriculture Worker Program
- Bi-lateral agreement between Commonwealth Caribbean countries & Mexico
- operating in ON since 1966 with Jamaica; Mexico added in 1971
- BC currently has contract only with Mexico
- Workers also available from Barbados, OECS, T&T
- Unique program; not open to other countries
- Work permit valid calendar year to Dec. 15
- Employment period - min. 240 hrs. – max. 8 months, over 11 month period

BC SAWP - STATISTICS

YEAR	EMPLOYERS	WORKERS
2004	9	47
2005	67	684
2006	130	1253

- employers distributed among 10 commodity groups
- range in 2-120 workers/farm; <10/workers/farm

Distribution of Workers*

REGION	% of Workers
ISLAND	3
GVRD	32.5
FVRD	39.5
INTERIOR	25

* As of July 11/06

In B.C. over the past three years, the participation in the program has increased from 9 farmers with 47 workers in 2004, to 130 employers and 1,253 workers in 2006. The type of farms using the program include 10 commodity groups. The number of workers per farm ranges from 2 to 120, with an average of less than 10 workers per farm.

The vast majority - 72% - of the workers were employed on farms in the Lower Mainland, with another 25% in the Interior (mostly the Okanagan), and a small amount - 3% - on Vancouver Island.

Pitt Meadows was the first municipality to approve a bylaw for seasonal farm worker housing, in 2005.



Examples of Farm Worker Housing

Seasonal Housing

- Oct. 3, 2005, Pitt Meadows
- HRSDC/Service Canada mandates annual housing inspection for 2006
- Sept. 2005, ON provincial ministries and federal agencies develop Migrant Worker Seasonal Housing Guidelines
- Dec. 2005, BC Industry develops "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC"
 - General construction, washroom and sewage facilities, occupancy calculation, water supply, garbage control, safety

Human Resource and Service Development Canada (HRSDC), now called Service Canada, mandated annual inspection of the housing starting in 2006.

In September 2005, the province of Ontario and federal agencies developed some housing guidelines. A few months later, B.C. also developed guidelines for the construction, washing and sewage facilities, occupancy space, water supply, garbage handling, and overall safety.

Prospective employers of seasonal farm workers must show that they have arranged housing - a leasing contract with a commercial operation (hotel or motel), a municipal permit, or a private inspection that follows the guidelines.

BCSAWP HOUSING

Housing Inspection

The BCSAWP program requires that employers applying to HRSDC for a Labour Market Opinion submit an approved seasonal housing inspection form with their application to HRSDC.

There are currently 3 alternatives for fulfilling this requirement;

- 1) **Commercial leasing contract:** a letter from a licensed commercial accommodation provider (hotel, motel) stating number of guests and duration of stay;
- 2) **Municipal Inspection Occupancy Permit:** provided by local municipality or Regional District.
- 3) **Private Inspection Service¹**

Private inspections are done in compliance to "Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC, Dec. 2005". It is the employer/owner's responsibility to comply with municipal regulation or bylaw prior to inspection.

Seasonal Housing

Seasonal Housing Maximum Number of Workers Calculation form

- Airspace in bedrooms, total useable floor space, sanitary fixtures

For the proposed housing, they must submit a form on which the calculations of the airspace volume, total usable floor space, sanitary fixtures, and other characteristics determines the maximum number of seasonal workers who can live there.

The local government may also have criteria which guide which farms qualify to have seasonal farm worker housing, how large the housing can be, where it can be located on the lot, and whether it is to be temporary.

Industry groups prefer that local criteria be more universal, instead of having to adjust to different criteria from one community to the next.

Bylaws & Zoning

Each municipality has specific concerns

- Minimum lot area
- Minimum *farmed* area
- Type of farming operation
- Classification
- Max./min. floor areas
- Length of occupancy
- Residency requirements



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C.1.B. Richmond Rezoning Process - by Bill Jones and Kevin Eng

Bill Jones, a member since inception of the City of Richmond's Agricultural Advisory Committee, gave introductory remarks for this session. Bill formed Jones Nurseries Ltd., Richmond, in 1972 by purchasing an existing retail and wholesale ornamental plants nursery. The operation expanded from 5.7 hectares (14 acres) to about 30.4 ha (75 ac.) at the time of his retirement in 2006. He was a founding member of the Richmond Farmers Institute in 1985 and was appointed by the City to the Richmond Agricultural Viability Task Force in 1999. He joined the AAC when it was formed in 2003 and has been a member since. He said that he is dedicated to securing the viability of farms and farmers in B.C.

Bill stressed that since inception, the Richmond AAC has developed an excellent working relationship with the City, covering a wide range of issues concerned with agricultural

viability. In 2005, when the Policy Planning Department raised the issue of creating a method for housing of seasonal farm workers, the farm community jumped at the opportunity.

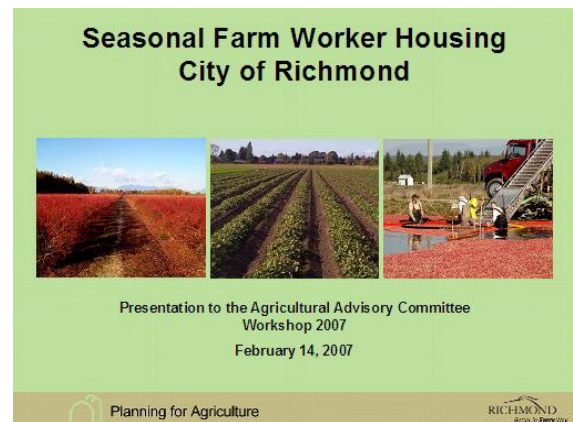
He noted there is a rapidly diminishing pool of local seasonal farm workers, and future viability of many crops dictates a stable solution is urgently required. Migrant farm labour, properly housed, should fill the need.

He said there are, and will be, problems to solve, mostly in processing the many civic regulations which must be observed, all of which take time. One issue is that the permits and licensing is estimated to cost at least \$8,000 per application. The AAC believes such costs will exclude most of the smaller operations that have limited access to capital. An approved method of sharing workers and costs may be a solution.

He introduced Kevin Eng who, Bill emphasized, plays a critical role in the success of Richmond AAC.

Seasonal Farm Worker Housing, City of Richmond - by Kevin Eng

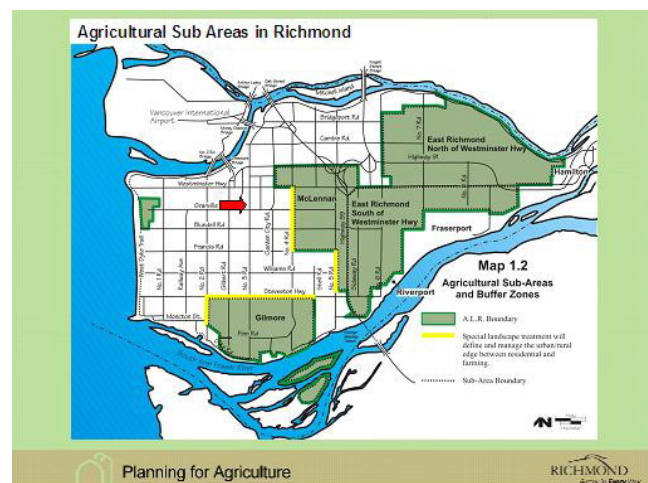
Kevin Eng works as a Planner in the City of Richmond's Policy Planning Division. He handles the "Agricultural Portfolio" in Richmond, generally dealing with land use questions and development applications pertaining to agriculture and farm-related initiatives arising from City Council and the Richmond Agricultural Advisory Committee. Kevin has been the staff liaison to the AAC since 2005 and works with the AAC to implement recommendations of Richmond's Agricultural Viability Strategy, which was adopted in 2003. Formation of an AAC for Richmond was the first key recommendation contained in the Agricultural Viability Strategy; the Richmond AAC's inaugural meeting was held on July 9, 2003.



1. Introduction/Context

- Richmond's Agricultural Areas

- Population - 182,424 (February 2006).
- Total Area of Land - 130 sq. kilometres (50 sq. miles); 12,950 hectares (32,000 acres).
- Total Area of Land in the ALR - 4,916 hectares (12,147 acres); 38% of total land area in Richmond
- There are 4 Agricultural Sub-areas in Richmond:
 - Gilmore
 - McLennan



- East Richmond - North of Westminster Highway
- East Richmond - South of Westminster Highway

2. Farming in Richmond - Farm Size, Type and Make-up

- Average farm size in Richmond is ~12.2 ha (30 ac.) which is comparable to the GVRD and Lower Mainland average, but much smaller than the provincial average.
- Richmond has a high proportion of small farms (less than 4 ha; 60% of total farms) .
- Large number of small agricultural parcels in the ALR - i.e., 9% of parcels, or 442 ha, in the ALR are less than 0.80 ha (2 ac.).
- Poses challenges to developing a policy, rules, and regulations to permit seasonal farm worker housing.
- Overall approach focussed on identifying the necessity of seasonal farm labour to a farm operation.



3. Richmond's Approach to Seasonal Farm Worker Housing

- Policy development occurred from 2005-2006.
- Staff consulted with the AAC, municipal case studies, Agricultural Land Commission regulations and Ministry of Agriculture & Lands.
- Process of approval - Site specific rezoning applications to allow seasonal housing based on identified criteria and regulations.
- Two key documents contain Richmond's guidelines:
 - Richmond's Official Community Plan
 - Richmond's Zoning & Development Bylaw

4. Seasonal Farm Worker Housing - Criteria & Regulations

- Criteria associated with the lot:
 - Zoned and designated for agriculture.
 - Farm Operation - 20 acres min.; one or more lots
- Criteria associated with buildings:
 - Worker housing must be located on the same lot as an existing dwelling.
 - Worker housing must be in the form of a modular, manufactured dwelling (i.e., Britco building).
- Seasonal occupation no longer than 10 consecutive months in any 12 month period.
- Maximum of 30 workers permitted per farm operation.

5. Why rezone to allow seasonal farm labour accommodation?

- Limit potential abuses and location of buildings for non-legitimate uses.
- Rigorous process is involved - Rezoning ensures compliance with regulations.
- Provides a means to justify the necessity for seasonal farm labour.

- Allows the municipality to request legal agreements and conditions to ensure proper use of the buildings.
- Richmond recognizes that site specific rezoning is a cautious approach to permitting seasonal farm labour housing.

What is the Rezoning Process?

- Site-specific rezoning is a mechanism to permit a specified use (seasonal farm worker housing) on an identified parcel.
- Involves submitting an application for review by City staff to confirm details and compliance with regulations.
- Processing involves review from the City's AAC.
- Each application would go through the statutory rezoning process - Ultimately approved by City Council.
- Seasonal housing remains a permitted use on the lot so long as regulations are met.
- Seasonal farm worker housing does not need to be removed during the 'off-season'.

Closing Remarks

- Richmond is taking a balanced approach to address the needs of the farming community, limit potential abuses and protect agricultural land.
- Seasonal farm worker housing policies developed for Richmond respond to the City's unique circumstances surrounding parcel size and farm composition.
- No rezoning applications have been received or processed by staff to date.
- 'Evolving' policy and approach to permitting seasonal farm worker housing.



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C.1.C. Agricultural Industry Experience with the SAW Program Housing - by Jerry Alamwala

Jerry Alamwala's family operates a farm based in Abbotsford, called Townline Growers Ltd. His parents started it in 1968 and they now have 196.3 hectares (485 acres) from Abbotsford to Chilliwack. They grow blueberries, raspberries, and Brussels sprouts. He presently sits on the Abbotsford Agricultural Advisory Committee. Jerry has participated in the seasonal agricultural workers (SAW) program since its onset and was part of the first pilot project in 2004.

Jerry mentioned that some producers have constructed housing that has a series of bedrooms, with common kitchen facilities and common washrooms.

On his property, he constructed housing for seasonal workers starting back in 1986. This housing (photo) does not have one common area but instead contains 8 units of about 33.5 sq. m. (350 sq. ft.) each. Within each unit, there is a kitchenette and washroom.



His housing has been approved for a maximum of 23 workers, although over the 11 months of the year that he has temporary staff working on various crops, they can number as few as nine.

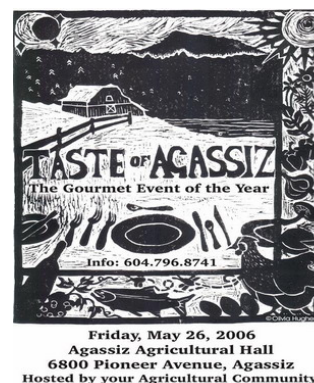
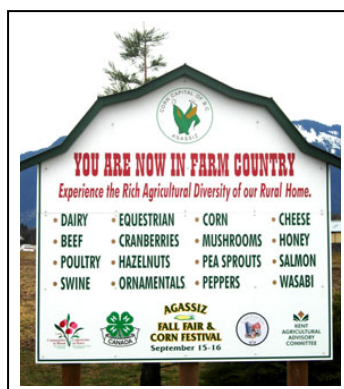
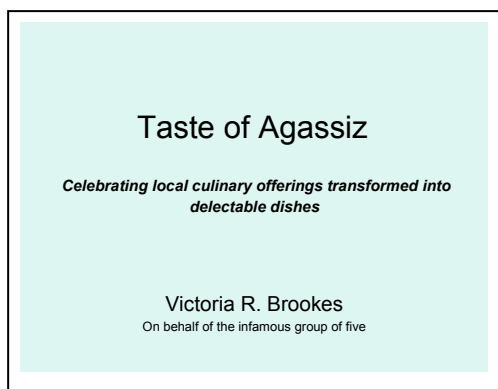


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C.2 Agriculture Awareness: - Taste of Agassiz - by Ken Schwaerzle and Victoria Brookes

Ken Schwaerzle provided an overview to this section. He is a dairy farmer in the District of Kent. He chairs the Agricultural Advisory Committees of both Kent and the Fraser Valley Regional District. He introduced Victoria Brookes who gave the presentation.

Victoria Brookes is member of the Taste of Agassiz Organising Committee. She is a graduate of the UBC Department of Agricultural Sciences. She began working with Agriculture and Agri-Food Canada in Agassiz as a summer student in 1973 and has been on regular staff as a research biologist since 1977. She is presently involved with the Pesticide Reduced Risk and Minor Use Program and works with a variety of projects in the vegetable, fruit, nursery and greenhouse industries primarily concerning insects, diseases, and weeds. Victoria is a liaison with commodity group representatives and researchers across Canada and also with the IR-4 Minor Use Program in the U.S. She has also been a volunteer with the Agassiz Fall Fair and Corn Festival since 1973. She believes in the use of fairs to educate the general public about agriculture.



In 2005, the first year that the "Taste of Agassiz" was organised, the committee, "The Infamous Group of Five", planned on using a small hall and only 100 tickets were to be sold. Most of the food was donated by local producers. The event was sold out and participants said it was "great", "must do it again", and "must do it on a larger scale".

The following year, they sold 300 tickets and paid for most of the food to recognise the businesses. A collection of large tents was used and a live band was booked. It was a more formal event - with a dress code labelled as "snappy casual". There was strong interest from food writers from Seattle and Vancouver, such as Don De Genova who had short programs on CBC Radio. A local artist created the poster.

Local Culinary Offerings

Milk	Herbs	Tomatoes
Cheese	Culinary Flowers	Corn
Yogurt	Garlic	Pea Sprouts
Salmon	Garlic Scapes	Chicken & Duck Eggs
Chicken	Wasabi	Hazelnuts
Squab	Water Cress	Cranberries
Beef	Stinging Nettles	Blueberries
Lamb	Oyster Mushrooms	Strawberries
Pork	Peppers	Blackberries



Talk to food writers

Delectable Dishes Created in 2006

Cheese

Farm House Camembert
Garlic & Spice Fromage Frais
Farm House Natural Chèvre
w/ Hazelnut Chutney, Pepper
Jelly
and Danish Rye & French Bread
Cheddar Cheese Crisps with
Chèvre

Fish

Salmon Carpaccio w/Salsa
and Wasabi Aioli
Gravlax w/Mustard Sauce
Gravlax w/Chèvre
Hot Smoked Salmon

Poultry

Squab Roasted in Cream Sauce &
Petit Pois à la Russe
Lemon Marinated Chicken Breast
& Wings w/Hazelnut Satay

Meats

Beef Rolls w/Chicken Liver
& Wasabi Leaves
Whole BBQ Lamb w/ Pepper Jelly
& Corn Salsa
Pork Ribs

Mushrooms, Eggs, Salads

Oyster Mushroom Tapenade
Deviled Eggs: -Bacon & Thyme
-Tarragon
Stinging Nettle Quiches
Pea Sprout/Tomato/Basil Salad

Desserts

Baked Blue Cheese Cake
Baked Lemon Cheesecake
Unbaked Chocolate/Orange
Cheesecake
All cakes served with
Blackberry & Basil Coulis
Hazelnut/Cranberry Bars

Beverages

The Fort Winery
Domaine de Chaberton Winery
Old Yale Brewing Co.
Locally Roasted Coffees



Stinging Nettle Quiches





Smoked salmon



Corn/Tomato/Basil Salad



Pea Sprout / Red Pepper Salad



The 2007 "Taste of Agassiz" is scheduled for June 1 and already there have been requests for tickets. The committee is working on a new menu with the local products. More chefs will help out and the organisers are seeking more volunteers to serve food. Looks like another success!



By Margeret Merrill



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C.3 **Agricultural Area Plan - process and issues** **- Township of Spallumcheen - by Mike McPhee**

Mike McPhee is a Principal of Quadra Planning Consultants Ltd., a position he has held for 20 years. He has nearly 30 years' experience in land use and environmental planning in both the private and public sectors. Mike has been involved in preparing agricultural plans for Surrey, Maple Ridge, and Spallumcheen, as well as an agricultural viability strategy for the Greater Vancouver Regional District. He is also a faculty member at Douglas College and chairs the Coquitlam Foundation Land Trust Fund Committee.



Purpose of Agricultural Area Plan

- The Township of Spallumcheen commissioned the Agricultural Area Plan to assist with implementation of agricultural policies contained in the municipality's Official Community Plan (OCP).

Process - Three Phases:

- Phase 1: Agricultural Situation Profile
- Phase 2: Issues and Opportunities Analysis and Public Consultation (workshops/open house)
- Phase 3: Agricultural Area Plan

Agricultural Profile

- The total agricultural land base available for farming - 16,063 ha
- ALR in Spallumcheen is comprised of 14,370 ha, of which farm use occurs on 77% - 11,065 ha
- 1,694 ha outside of the ALR is also farmed

Contribution of Agriculture, 2001

- Direct Sales = \$37.9 million
- Income multiplier = \$90 million
- Total contribution to region = \$130 million
- Wages = \$4.67 million
- Farm Operators = 664 persons
- Direct employment = 198 person years
- Indirect employment = 530 persons

Farm Types, Area, Receipts

Farm Type	% of farms	% of total agricultural area	% of Gross Farm Receipts
Hay/Forage	17.2%	57.1%	3.3%
Grain	3.4%	10.2%	2.6%
Dairy	6.1%	7.8%	21.2%
Horses	15.2%	5.2%	2.9%
Beef	20.8%	4.3%	4.5%
Poultry	6.8%	3.8%	47%
Nursery	2.3%	1.8%	4%
Specialty livestock	7.2%	1.4%	0.7%
All other	21%	8.4%	13.8%

- Gross Farm Receipts
 - 55% of farms less than \$25,000/yr
- Farm investment is increasing: went up by 27% from 1996 to 2001
- Farm size is characterized by a high proportion of relatively small holdings, 67% of the farms were less than 70 acres in size in 2001.
- A relatively high proportion of small parcels in the ALR are used for non-farming purposes, either as residential or rural estates. These parcels are located primarily in rural residential subdivisions.
- The Okanagan Valley is second to the Fraser Valley in terms of recent increases in farm land value.
- There is some local processing - cheese, chicken.
- Most agricultural products are processed outside of the region.

Agriculture Resources

Class 1 or 1a Climate Capability

- Climatic Capability - Class 1
- Subject to limitations of:
 - aridity
 - shorter frost-free season
 - lack of heat units at higher elevations

Agricultural Resources: Soils

- 80% of the agriculture land base can be improved to Canada Land Inventory Classes 1 to 3 - the best Canada has to offer
- Main limiting factors are:
 - soil moisture deficiency,
 - topography and
 - soil imperviousness due to clayey nature

Key Issues Facing Agriculture in Spallumcheen

- Protection of the Resource Base Issues (land and water)
- Agricultural Viability Issues
- Agro-Environmental Interface Issues
- Regulatory Issues
- Profile of Agriculture Issues

Protection of the Resource Base

- Fragmentation of land in the ALR
- Many small parcels
- Lot size represents potential for rural residential incursion into the ALR
- Competition for land - how to ensure that agricultural land is supported as a working landscape

Agricultural Viability Issues

- Relatively high proportion of small farms with low gross farm incomes
- Average age of farm operators increasing
- Average per farm gross farm receipts declining, but average per farm gross margin recovering
- Rapidly increasing farmland prices
- Limited local agricultural marketing (including processing) for some commodities
- Increasing pressure for recreation in the countryside.

Agro-Environmental Interface Issues

- Agriculture is in competition with residential demand for water
- Aquifer resources may be nearing extraction capacity in some areas
- Aquifer resources in several areas may be vulnerable to contamination
- Livestock manures are contributing to total nutrient load in the valley
- Opportunity for the number of farmers completing Environmental Farm Plans to increase.

Regulatory Issues

- Strong OCP and zoning policies - very supportive of agriculture and the protection of farm land.
- Type and size of home-based businesses on agricultural land
- Where to direct new housing growth pressure from spillover in Vernon and Armstrong?
- Continuing pressure to rezone and subdivide

"Profile of Agriculture" Issues

- Knowledge of agriculture is not being passed on to the new generation.
- The general public knows little about where their food comes from or how it is produced.
- The challenges of agricultural sustainability are not well understood.

Planning Process

- Led by the AAC - strong group who had already identified many issues through a community wide open house-workshop
- Challenge - how to make farming more sustainable in a community where farming is already considered the No. 1 priority. Spallumcheen's motto is: *"Where farming comes first."*
- Understand the industry, the land base and the issues (internal and external)
- Review existing policies - OCP, zoning and subdivision bylaws
- Engage farmers - identify their issues and concerns.
- Engage the non-farming community - what does farming mean to them? How can the profile of farming be raised?
- Engage local and regional governments and other agencies

Goals

- The very first goal in the Mandate of the Agricultural Advisory Committee is to:
"...Ensure the continuing sustainability of agriculture."
- The Mission Statement of the Agricultural Area Plan is:
"Allow profitable farming to flourish by:
 - Promoting best agricultural practices
 - Strengthening and supporting agriculture
 - Encouraging "good neighbour" communications
 - Protecting the rural character
 - Initiating public education."

Putting the Goals into Operation

- The Mission Statement recognizes that profitability is a key component of sustainability.
- There is the need to protect agricultural resources and the environment.
- The agricultural sector operates within, and contributes to a way of life in, the community. These statements are underpinned by the knowledge that protecting and enhancing the "working landscape" is critical for creating farm operator confidence and promoting conditions for profitable farming.

Goal 1: Support and Strengthen Local Agricultural Enterprise

Action 1:

- Create a Farmers Council to provide a cross-commodity producers' association to assist with implementation of agricultural initiatives identified in this Plan.

Action 2:

- Work with producers to develop an agro-industrial strategy that could include:
 - investigating the potential for marketing coops
 - shared space in the industrial park, such as community kitchens, incubator for value-added processing of agricultural products
 - branding (promote local food and food security and local procurement with institutions, agencies, etc.)
 - signage
 - processing facilities

Action 3:

- Assemble a database of unfarmed agricultural land available for lease

Goal 2: Avoid Extra Costs of Doing Business and Regulation

Action 1:

- Retain the AAC as a committee to advise Council on agricultural issues

Action 2:

- Monitor proposed regulations to ensure they are not unnecessarily onerous on producers and agro-development

Action 3:

- Develop results-based approach to new regulations. This approach would identify the targets and impacts of new regulation specifically on agriculture in relation to the objectives desired.

Goal 3: Work with the Farm Sector to Make Operations More Productive and Efficient

Action 1:

- Create educational materials for property owners regarding stewardship of agricultural land

Action 2:

- Identify a community work force for agriculture.

Goal 4: Protect the Resource Base for Working Agriculture

Action 1:

- Require landscape buffering on the developed (non-farming) side on lots adjacent to agriculture

Action 2:

- Require notices on title on properties adjacent to agricultural lands (disclosure statements).

Action 3:

- Investigate federal and provincial support for agriculture irrigation water supply expansion.

Action 4:

- Implement provisions in OCP to protect the agricultural land

Goal 5: Promote Agricultural Best Management Practices

Action 1:

- Enforce noxious weed bylaw on land in the Township, municipal rights-of-way (ROWs), utility ROWs, and enforce control of volunteer hosts for provincially controlled pests (e.g., apple trees)

Action 2:

- Investigate and adopt new technologies to deal with organic and inorganic farm wastes, alternative energy sources, and generation of greenhouse gases.

Action 3:

- Promote Environmental Farm Planning (EFP)

Goal 6: Minimize the Impact of Agriculture on the Environment

Action 1:

- Assess the carrying capacity of the available land base to utilize nutrients.

Goal 7: Protect Rural Character

Action 1:

- Implement OCP (direct development away from ALR and arable areas; densify existing urban areas)

Action 2:

- Define "rural character" in OCP.

Goal 8: Encourage "Good Neighbour" Relations

Action 1:

Develop a more formalized role for the AAC to advise on impacts of new agricultural developments

Action 2:

Provide Open Houses to inform neighbours of new agricultural developments where Council involvement is required.

Goal 9: Initiate Public Education

Action 1:

- School District to communicate information about farming (use O'Keefe Ranch for hands-on displays, curriculum development)

Action 2:

- Create more hands-on displays at IPE

Action 3:

- Partner with schools to develop agriculture topics in curriculum

Action 4:

- Prepare regular reports in the media on progress and issues relating to implementing the Agricultural Area Plan.

Acknowledgements

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D. Small Group Discussions

Purpose:

The intent of the small group discussion sessions was for AAC members to exchange ideas and information they have gained from past experiences. The topics chosen were suggested by various AACs, as matters they have been addressing, or that they foresee as being important.

This information exchange hopefully would assist AACs in their future deliberations and enhance the effectiveness of their advisory role to their council or board.

Discussion Format: Upon entry to the workshop, the 112 participants were assigned to 14 discussion groups for the first of three discussion topics. The initial assignments were done before the workshop to create a random mix of participants from various geographic areas, AAC members, and local government staff and politicians. A request at the 2005 AAC workshop was that the discussion groups be changed during the day. So, for the second and third topics, BCMAL staff and the facilitator randomly re-assigned some of the people at each table to new tables. A fourth group (of about 50 participants) was held during the lunch break for local government staff and politicians to share their common issues and operational methods. A BCMAL or ALC staff person acted as facilitator in each group.

Approximately an hour was allowed for discussion of each topic. At the end of the day, the workshop facilitator, Jessica McNamara, asked for only one table per topic to report back to the whole assembly. A summary report of the local government session was provided.

Initial Discussion Points: For each topic, several discussion points were suggested in handout material, as a focus or stimulus for discussion. *They are shown in italics below, at the beginning of each discussion summary.* The groups were not restricted to these points, but could define their own important points.

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D.1 Developing criteria to evaluate subdivisions

Suggested Discussion Points:

- *Benefits and costs for current and future agriculture (i.e., net benefit for agricultural viability)*
 - *On the specific site*
 - *Contribution to farm production of reducing lot size*
 - *Likelihood of non-farm use of lot or house, if subdivision occurs*
 - *In the region*
 - *Availability of other small farm lots within region*
 - *What are acceptable minimum lot sizes in future subdivisions?*
 - *In what situations would subdivision be appropriate for agriculture?*
 - *Costs: (some examples)*
 - *impacts on roads and services*
 - *increased land value per hectare*
 - *increased complaints from non-farmers*
 - *impacts and proposed mitigation on adjacent agricultural activities*
- *Permanent or temporary housing*
 - *Long-term effects on agriculture of further subdivision as owners change*

- *In the area immediately around the specific site*
- *Within the region*
- *Other housing sites or facilities for same purpose in the region (e.g. retirees)*

Summary of key points from discussion groups on Topic 1

I. Developing Criteria to Evaluate Subdivisions

Types of subdivisions

As a starting point for discussion, the participants noted that B.C. is one of the most fragmented provinces, and that much of the fragmentation predates the establishment of the ALR. They identified the types of subdivision to be addressed in this workshop: - remaining 'grandfathered' home site severances under the *Agricultural Land Commission Act*, division into smaller farm lots, and 'rural' lots for estate development.

A. Why many participants considered subdivision of farm land to be inappropriate

A large proportion of the participants considered that subdivisions within the ALR are inappropriate, primarily because there is often no, or rarely any, benefit to agriculture to reduce lot size. Some participants felt that the ALC and local governments should not allow subdivision within the ALR. One participant observed that Richmond will not allow subdivision.

There was common opinion amongst the discussions groups that the farm land should NOT be subdivided because there are already so many small farms within the ALR.

Small farms may be unsustainable: - Even though there are some farming options on small farms, a concern by some participants is that, in the long-term, the sustainability of such farms is questionable and the end result could be land being removed from the ALR.

Most subdivision applications are by speculators, few farmers: - It was noted that active farmers seldom apply to subdivide and that the vast majority of demand for smaller lots is usually from speculators seeking a change in ALR land uses or status, or estate home owners building large homes on land with a lower value per hectare. Many participants thought there are no suitable agricultural situations to subdivide, and the subdivisions drive up land prices for farmers. The ALR preserves the limited supply of arable land but the increased values can affect farmers.

Avoid creation of residential lots for non-farmers: - Another concern about subdivisions was that they can lead to erosion of the ALR and potentially lead to more conflicts between non-farmers and producers. Avoiding the creation of residential lots in the ALR, gentrification in many cases, would be a way to reduce urban - rural interface issues. An effect of the estate homes is the reduction of land for farming by both the current and future owners. When such non-farm uses become established, it is very hard to reverse them.

Direct large houses to urban areas: - Instead of rural estates becoming a rural form of sprawl, participants thought the large-house demand should be directed to urban areas, where urban densities could take up more growth.

Family subdivisions may not create long-term farming: - In farm families which may want to divide a farm amongst the children, or a home site severance for the parents, it was felt there was no guarantee the next, or future, generations would want to farm. Many participants thought that subdivisions should not be a form of estate planning.

Consistent, province-wide view by ALC panels and AACs: - Workshop participants commented that the ALC regional panels should take a province-wide view and be more consistent. Even AACs should have a more consistent approach to subdivision, presumably to retain larger farms because future farm land and local food demands are unknown, e.g., due to climate change effects. It was noted that there is already a large number of small lots in the ALR in most regions.

Costly services and new transportation demand: - There has been some experience that rural subdivisions are costly to service, such as running long utility lines. The non-farm uses can add other pressures, such as demand for new or expanded transportation routes through farm land.

Potential costs of subdivisions: - Included were: more buildings and more roads or driveways using farm land; more conflicts with non-farm neighbours; competition for water; more noise; contamination issues between farming types - e.g., chemical drift into an organic operation; increased local government costs such as extension of services; managing increased farm density; and constraint on certain types of farm growth.

B. Reasons given in the past for subdivision applications

Workshop participants in some of the small discussion groups identified some of the reasons given by applicants for subdivisions within the ALR - not all of which were necessarily considered to be acceptable reasons to reduce farm size. Following are some of the common reasons discussed.

Financial reasons: - The profitability of farming with high land costs being a key issue. The land may have gone dormant and the applicant states it is no longer viable for farming, for the present owner or future farmers. Sometimes the farmer wants revenue from the sale or rental of lots or

Selling off land to continue in operation was considered to be unsustainable because the available farms would be reduced in the long term.

additional houses; workshop participants raised the question as to how to determine if the additional houses are legitimately needed for farming. Sometimes a farmer needs to subdivide off a portion of his lot so that a loan, mortgage, or other financial transaction can be registered against it. Raising capital for investment in agriculture, not for family estate planning, was seen as one of the few potentially appropriate reasons for subdivision. Applicants have also suggested that having a smaller parcel with a lower purchase price is a way young farmers can enter farming.

Family and community reasons: - A farm family member may wish to build a home and farm, and a subdivision would facilitate intergenerational transfer. There was some concern that family members might not actually be intending to farm. Sometimes a farmer has a sense he should be able to sell some of his property to finance his retirement. Some participants thought that subdivision, to create more small farms, would help to preserve the farm community, which to some farmers is as much, if not more, of an issue as preservation of farm land.

Local governments, provincial agencies, industry and farm organizations rationalized splitting farm land: - In the case of local government, there were some views that they were not accommodating people in the right areas - preferably in urban areas at higher densities - and are allowing rural residential use in their Official Community Plans and zoning. Formation of country estates, instead of farms, was considered by many participants NOT to be beneficial for farming and should be discouraged. Occasionally, the planning department considers a land swap of difficult-to-farm area with adjacent parcels,

to obtain larger fields, as acceptable. However, the policy should be to avoid fragmentation of farm land.

Some benefits of subdivision: - Included, in the opinions of some participants, were: increased tax revenue to local government; smaller, more manageable farm operations; encouragement of new farmer entry; possibly lower labour costs; more value-added income; niche market friendly; more agritourism opportunities and spin-offs; local production reduces CO₂ due to shorter delivery trips; improved food security via local production on small lots; and improved health.

C. Possible criteria to evaluate the need for subdivision of farm land

Because AACs must deal with subdivision applications, some workshop participants explored the criteria (which some thought were rationalizations) for determining the need for subdivision. There was general agreement that AACs from across the province should be consistent in their approach.

Following are some key ideas that flowed from the small group discussions.

Long-term local plans for food and agriculture: - Participants thought the local government should have a plan and policies which have at least a 20-year view of food security and what is best for the sustainability of agriculture - in the Official Community Plan (OCP) or an agriculture plan and the zoning bylaw. It was suggested that legislation should require local governments with land in the ALR to prepare strong agriculture plans. Participants noted that subdivision along the outside edge of the ALR should also be planned carefully to avoid create future urban-rural conflicts.

A subdivision should avoid increased potential for urban-rural conflicts and should provide long-term certainty and net benefits to agriculture.

Minimum lot size policy should provide certainty for farming: - In an OCP or in the zoning bylaw, some participants consider that a stated minimum lot size policy in the ALR can drive decisions about subdivision. Such a policy should focus on providing certainty for farming. Several issues related to lot size were identified:

- There is no province-wide standard for minimum lot size; there are regional differences - from 10 acres in some lower mainland communities to ¼-section in the Peace.
- The zoning or policy can create an expectation that larger parcels may be subdivided.
- Minimum lot size may effectively prevent home site severance.
- Health concerns - some lots are too small for septic tanks.
- If agricultural lots are limited to only large ones, will it limit potential farmers who wish to have a small farm? Parcels of 5 to 10 acres have been farmed profitably in some regions for some products, but may not be viable elsewhere.
- Understand what different commodities and types of farm management systems need for parcel size - e.g., poultry or dairy manure management on the land.

Net benefit for agriculture: - A main consideration of a proposed subdivision is whether it would be good for agriculture. Will there be a net benefit for agriculture on that lot, on that farm, or in the area? Will there be no net loss of farm land and/or productive capacity? A net gain? Will the benefits of subdivision go back into agriculture? In some cases in the current process, the proponent does not provide such information but could be requested to do so.

Some participants discussed when a subdivision might be appropriate:

- along the ALR rural/urban edge, creating a buffer (although other opinions had been expressed that non-farmers living in the farm land can lead to conflicts);
- a realignment of the ALR boundary is considered to be required where there are poor soils; but that may reduce the total land base in the Provincial Agriculture Zone in which areas of poorer soils may be suitable for non-soil-based agriculture such as poultry barns, greenhouses, or nursery potting operations;
- severance of an oddly-shaped portion of a lot that is not a suitable size for agriculture;
- a natural barrier or a highway or airstrip bisects the productive area and a better boundary could be provided.

Evaluation criteria which AAC members considered might be useful:

Participants noted that each subdivision application, each site, should be assessed thoroughly.

1. The land must be used for primary agricultural production. Identify existing crops.
2. Under what conditions might a subdivision enhance production?
3. Does it follow current OCP and zoning?
4. A business plan should be provided.
5. Will there be impacts on surrounding farm businesses?
6. Minimize potential conflict with non-farm residents, new and existing, and other non-farm uses such as agritourism.
7. Will it improve infrastructure for farming?
 - a. Availability of water may be an issue.
 - b. Impact of new or expanded roads should be considered.
8. Capability or usability of the soils and the present and future lot for agriculture should consider the potential products from the parcels that might be viable in that region.
9. If the farm or owner has more than one parcel, could some parcels be consolidated when new lots are created? Every parcel need not be allowed a house. Covenants could limit non-farm uses on some lots to prevent non-farm structures or require removal of houses no longer needed for farming. The remaining farm area could have a notation that it is to be intensively farmed.
10. If the proposal is for "community need" at the local level, the needs of agriculture should be included.
11. If the fragmentation is for housing for family members (sons/daughters/retired), is there potential of more "family" subdivisions in the future? Review history of family subdivision policy which may be resulting continued decrease in parcel size.
 - a. Do they meet the ownership/date requirements of the ALC?
 - b. Will the house occupants continue to be family members who farm?
12. If land is removed from the ALR, other land in the same region should be added.

Evaluate the potential benefits for and impacts on local farm businesses and the potential for conflicts with non-farm uses.

13. Intensification of agriculture could enable viable production on smaller lots, e.g., specialty products.
- Rural character could be improved if marketing infrastructure is developed to market niche products from small acreages - grapes, wine, cider, horses, agritourism, intensive vegetables or berries, and organic farming are examples.
 - Will the proposal contribute to this improvement?

D. Alternatives to subdivision

The workshop participants discussed several ideas which are classified here as "alternatives to subdivision". Many of them stem from concern that subdivision applications would result in an increase in housing in the farm land that may be occupied by non-farmers. Other concerns were the potential loss of agricultural land and ease of entry into farming for new farmers.

Combining of owners, not parcels: - Examples are a corporation or cooperative, perhaps community farming, instead of subdivision or consolidation. The latter is seldom chosen when there is an economic advantage to owning multiple lots. Mention was made of a European example of clustering of farm houses to leave open large parcels without houses. Alternate tenure systems were mentioned - land trusts, public/private partnerships, strata title subdivision.

Registry of lots available for farming: - It was suggested that if there was a registry of lots of various sizes available for agriculture, that someone seeking a farm site might not need to subdivide to obtain a parcel.

Renting or leasing portions of a larger parcel: - The Provincial government is reviewing [and since the AAC Workshop, has adopted] changes to the rules on leases and subdivisions to make it easier for farmers to have long-term leases - e.g., 20 years for an orchard.

Allowing additional house(s) on a parcel: - This idea was suggested as a way to improve farm income, provide for family members, and allow for farm workers. It was noted that RD Central Okanagan had fewer subdivision applications after it allowed an additional house on each lot. Some local governments allow a secondary suite. Flexibility about additional houses and/or suites could address short-term farming needs; ideally though, farmers should not need more units to survive. Some participants were concerned that supposedly temporary housing has become permanent housing for non-farmers.

Some local regulations require extra houses (beyond one) to be occupied by full-time farm help and/or family members, be temporary or mobile, and/or be sited at a specific location (e.g., double home plate).

Financial /economic ideas to take care of farmers: - When the ALR was created, there were programs to support farmers, but none of them is in place now. It was suggested there be a transfer of economic value from urban areas to rural areas to support farming, through such ideas as "environmental goods and services" or subsidies.

"Development value": - The European and American practice of buying "development rights or values" or transferring them to urban areas from farm land. [Ed.: within the ALR, the only development value is for agriculture.]

Other planning ideas: -

- To meet the housing demand, urban areas should have increased densities instead of sprawl; needs a societal shift.
- There was a suggestion of not allowing housing outright in the ALR, only by permit.
- Land exchange options were discussed: 1 ha of inclusion for 1 ha of exclusion/subdivision in one case, 3 for 1 in another (with the same soil and climate classifications).
- Swap ALR land between regional districts.
- Trades might be used to concentrate development.



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D.2 Participating in water management for food production

Suggested Discussion Points:

- *Securing water for agriculture: - for irrigation, crop washing, and livestock watering*
 - *Volume and quality required – currently, future demand*
 - *Legislative requirements and guidelines for potable water use and water quality in agriculture*
 - *Alternate sources for potable water*
 - *Treatment of ditch or stream water*
 - *Ground water*
 - *From local water authority*
 - *Fair pricing – for “city” water or treatment, including incentive pricing for farmers to use conservation measures*
- *Competing demands for water in each drainage basin*
 - *Natural ecosystems*
 - *Urban and industrial uses*
- *Managing water resources*
 - *Conservation on-farm, in urban areas*
 - *Urban storm water management to avoid flooding farms*
 - *Programs available to help producers implement water conservation measures –*
 - *Environment Farm Plan (EFP)*
 - *National Water Supply Expansion Program (NWSEP)*

Summary of key points from discussion groups on Topic 2

Securing Water for Agriculture

Volume and quality

Crisis of competing demands for water: - Workshop participants identified a key emerging issue as being the crisis over water, which is fundamental to agriculture. Water use by urban, golf, and oil and gas development is expanding, and crop irrigation is increasing, while, with climate change, the supply in surface water from the snow pack may shrink.

Water regulation to ensure agricultural use: - Participants thought stringent water regulation is required, perhaps protection of a portion for agriculture. In some cases, some participants thought agricultural options had been limited by insufficient access to water. Sometimes historic water licences do not reflect actual usage or demand. But, the security of water access improves the viability of agriculture.

Improve understanding of nutrient management and irrigation: - A challenge is the perception is that agriculture and its nutrient management has a negative effect on water quality and uses water inefficiently. Some participants thought there is a perception that irrigation is forcing land to produce crops it would not normally produce. Others noted the value of the irrigated crops can be higher for improved farm income. In some cases, the irrigation causes concern about salinity increasing in the soil.

Planning for balance of water use and supply: - Inventories of water sources (surface and aquifers) and uses were seen as a key planning focus, perhaps using GIS to estimate crop demand. The planning should examine the carrying capacity of an area, for agriculture and for population, with respect to water, and balance water use with recharge.

Government roles

Federal and Provincial roles: - The Federal and Provincial governments could assist through infrastructure funding. There is concern about the potential international export of water leaving portions of the country water-short. On a large scale, should there be water transfer from water-abundant regions to water-scarce ones? If so, how, and at what price? The Provincial control over water access and management could be the basis for standards for local governments and water purveyors. It was suggested the ALC have a role in preventing farm flooding, similar to its soil protection function. Federal and Provincial programs provide infrastructure funding, tied to conservation.

Local roles: - Education of farmers, residents and other users is very important. An agriculture plan would be a key tool. AACs could play valuable roles: ensure all types of agriculture get water access; review storm water and vegetation / environmental management plans (e.g., ensuring setbacks allow space to farm); assist with a local water strategy based on the Provincial water strategy; and involvement on water advisory committees.

Local governments could play a larger role in water issues - e.g., through AACs, storm water management plans, and implementing conservation measures.

Roles of irrigation districts: - Supply to farms by irrigation districts is under competition from non-agriculture uses and urban residents on the boards may be influencing distribution. The many water purveyors may be too fragmented and a larger-scale water planning jurisdiction could provide better coordination, could create a plan that reflects farming needs, and could have access to funds for infrastructure. Some local governments discourage potable water use on farms except for domestic purposes. A few communities are reclaiming waste water for crop irrigation.

Local government and/or purveyor approaches to water management vary. Some allow, even encourage, the use of "municipal water" for agriculture, often to avoid the draw-down of ground water. Some are installing meters to monitor use, providing bar graphs on the local dam, and/or publishing evapotranspiration rates to assist with irrigation planning. Others ration water. It was noted there is some public opinion that farming, as a heavy user of water, is not paying its share of the water costs. A local authority may restrict farm uses in the source watersheds for drinking water. If so, some participants thought that other uses and development should be limited, too. Water-quality monitoring has been downloaded to the purveyor with stricter criteria to meet.

Water planning and governance issues: - Regional district water planning can be dominated by DFO (Fisheries and Oceans Canada). A municipality may clash with a regional district, perhaps because it has a large share of the tax base. Participants felt that agriculture is under-represented in water planning. A few observed that new water sources from Crown land will be subject to First Nations' considerations. Others mentioned that the Columbia River Treaty with the USA is affecting agriculture in the Kootenays.

Collaboration: - Better collaboration between various orders of government and producers should be established for pro-active programs - e.g., spray irrigation of Cranbrook's waste water that benefits ranchers.

Efficiencies and Issues

Agriculture and urban/industrial uses: - Several potential water-efficient techniques were mentioned:

- mulching, xeriscaping, use hardy, native plants

- micro-sprinkling, timing of watering
- zero till or reduced till
- Golf courses need more water conservation.
- Ensure urban areas do not flood irrigated farms.
- Consider the cost of providing water to agriculture vs. urban development.
- The question was raised as whether there areas where it is too costly to supply adequate water for farming and agricultural use should not be considered.

Water pricing should balance conservation and agricultural production opportunities.

Fair pricing

Affordability will become an issue for agriculture. Opinions varied - some thought water should be free for farmers, with urban residents paying. Others thought meters should be used, based on a user-pay principle, with graduated prices - perhaps farms having a different rate system. Some participants thought that an "urban" subsidy does not promote conservation and hides the true cost of food production, which food consumers should absorb.

Competing demands for water in each drainage basin

Natural ecosystems

Inter-relationship between the natural environment and agriculture's shared demand for water: - Participants identified several aspects to be considered:

- There was some opinion that Fisheries and Oceans Canada (DFO) appears to set high base flows for fish. Some lake levels may be raised in summer/fall to improve water flow for fish. It was noted that DFO riparian setback regulations for fish habitat protection can be a problem for local governments and farmers re. riparian area management for various uses. There may be efforts to limit farming in riparian areas. Sometimes on-farm flood protection and drainage works may be affected by other agencies - a dug ditch may become fish habitat, in-stream work or modifications may be limited.
- Agricultural wastes and chemical use may have impacts on water bodies and aquifers. There may be an issue regarding shellfish in coastal communities.
- It was suggested that local governments should study their hydrologic cycles, survey recharge sources for ground water, ensure aquifers are well mapped, and determine water carrying capacity on a watershed basis.
- A marsh area may be desirable for farming and may be managed by Ducks Unlimited for waterfowl. Build up of river silts and spring flooding may raise the marsh/lake level and cause problems for nearby agriculture. Ditches near the oceanfront can have salt water which can affect farm fields; on-going testing for bacteria may be needed.
- Political control over aquifers needs to be clarified - the pending Provincial Water Strategy may do so.

Adequate river and lake levels for aquatic species, riparian areas, agricultural wastes and chemicals, knowledge of local hydrology, and competing activities on wetlands are key issues.

Non-government groups, like SHARP (Surrey) and LEPS (Langley), can do good work to steward water quality but their approach needs to be sensitive to farmer.

Urban and industrial uses

Storm water management for urban and industrial uses: - Some workshop participants viewed urban and industrial development as competitors for agricultural use of water. Others thought a lack of water would not stop agriculture; it would adapt. There was concern that at times the development may change how natural ecosystems function, possibly affecting agriculture in the area through changes to the aquifer recharge. There was some thought that if storm water management were mandated everywhere that such issues could be avoided. Some participants thought that large greenhouses might have an effect on recharge and should do storm water management plans. Housing developments, too, should manage their storm water - e.g., infiltration, swales, retention ponds, and water re-use on site. Hillside development on septic tanks can affect the water quality on farm land below.

Energy and forest industry changes: - The oil, gas, and coal gas industry use of water stood out as an emerging issue. Some participants thought knowledge may be lacking about how much water is being used by those sectors, and perhaps even the number of wells is not well known. Often that type of industrial use means farmers and ranchers have to go farther for water. Another industrial impact on water is the effect on runoff in areas where the Mountain Pine Beetle has killed the forests and the remaining trees have been removed.

Managing Water Resources

Conservation on farm

Affects of climate change may vary regionally: - With increasing demands for water use, and uncertainties from climate change, participants considered water efficiencies in agriculture. As the climate changes, some crops in some regions may need more water, others may need less. There may be some competition between crop types - e.g., tree fruits vs. pasture and forage - where the demand may differ and use might be re-allocated from one to the other over time, especially if drought conditions occur. Regional water use practices vary now - little or no irrigation in the Peace, but extensive irrigation in the Okanagan - and may change as the climate changes. A Provincial Water Strategy should acknowledge these regional differences.

Some water conservation measures which could be used by agriculture were discussed:

- If water savings stay within agriculture, there could be an incentive to conserve.
- A farmer could use mulching and/or installation of higher-efficiency irrigation.
- Wash products in off-peak times when water is more plentiful, rather than when overall demand is high.
- Recycle water from one type of agriculture to another, e.g., from a greenhouse to field irrigation.
- Store water in off-peak for use during peak periods.
- Reclaimed water could be used, but only on non-food crops (e.g., nursery).

It was generally agreed that any water volume savings by agriculture should remain available for agricultural use, not urban use.

Debate whether water meters promote efficiencies: - There was considerable debate over the use of water meters and charging for use by volume as a conservation measure, with most workshop participants thinking that as the cost increases, the use will decrease. Several jurisdictions now have metering. One suggestion was that the agricultural price could be tied to on-farm water management. Some water purveyors provide technical assistance to farmers

for the installation of more efficient irrigation equipment. One drawback can be that the cost of technical professionals for system design can be high.

Urban (storm) water management

Urban water use and conservation: - For water conservation, participants agreed that urban areas must play a role, in addition to agriculture. Storm water management and water use within structures are the main issues. There should be water management plans on a regional scale - e.g., Metro Vancouver (GVRD) intends to have integrated storm water management plans for all of its watersheds by 2012. Such plans would look at land use and infrastructure planning, water demand and supply, and the hydrology, including measures to retain natural levels of ground water recharge. The plans could also prevent downstream flooding of farm lands that has occurred in the past (for which farmers have been compensated in some cases). There could also be provision to store rain/snow water for use in drier periods.

Other urban water conservation measures, of which participants were aware, included:

- Re-use of sewer and/or storm water for toilets, lawn watering;
- Low-flush toilets;
- Infiltration techniques.



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D.3 Farm “home plate” and farm house size

Suggested Discussion Points:

- *Limits to address country estates that take farm land out of production*
- *Location of house(s) and residential-related facilities (e.g. swimming pool) on site*
 - *Should there be a “home plate” to limit the “residential” area?*
 - *How large?*
 - *If there is one, should there be restrictions on siting the “home plate”?*
 - *If there are site restrictions (e.g., soil type), allow variances in “home plate” siting, based on a report by a professional agrologist*
- *Size of the house*
 - *Should there be a limit on the house size on farm land?*
 - *If so, what size?*
 - *What size limit should apply to secondary dwellings - e.g., for full-time and seasonal workers?*

Summary of key points from discussion groups on Topic 3

Farm Home Plate

Large, country estate homes on farm land, especially in the ALR, are a growing issue. Often the house owners are not farming the land. Many workshop participants felt that type of development is an abuse of agricultural land. Such use can fragment the farming area, and can drive up land costs for farmers. While the issue is a key one in many communities, usually with active development, participants thought other communities should be pro-active to reduce future conflicts.

Some broad restrictions on housing in farming areas mentioned were: must be a farmer to own farm land; a house should be an accessory use to farming; and no more houses on farm land (if there is a viable alternative). Participants thought there are many options outside of the ALR for rural estates - on the other 95% of B.C. land.

Some local governments are considering zoning regulations for the siting and size of houses on farm land. The concept of a “home plate” is that, on an agricultural lot, all residential-related buildings and facilities would be contained within a relatively small area, close to a front or side road, to reduce the consumption of farm land, and to leave open areas for farm equipment to manoeuvre.

“Home plate” on an agricultural lot includes all residential-related buildings and facilities contained within a relatively small area, close to a front or side road.

Delta has recently adopted a bylaw with such criteria, and Surrey is considering similar criteria. Generally, Delta’s bylaw criteria are:

- the home plate be 3,600 sq.m. for one house and 5,000 sq.m. for two,
- with the rear line of the home plate being a maximum of 60 metres, and the house a maximum 50 metres, from the road (front or side road);
- the total floor area of the house can be a maximum of 330 sq. m. (3,500 sq. ft.) for lots less than 8 ha (20 ac.) and 465 sq. m. (5,000 sq. ft.) for lots larger than 8 ha;
- additional houses are limited to 180 sq. m. (1,940 sq. ft. and 233 sq. m. (2,500 sq. ft.) for lots less than and more than 8 ha respectively.

The following suggestions by participants could help shape the “home plate” concept.

Provincial role in setting guidelines: - Workshop participants suggested there is role for the Province to set guidelines on home plate size and location, and perhaps for house size. (BCMAL staff advised that that task is on their work program for the coming year.)

Home plate size and siting: - Most participants thought the home plate location and size are very important. The siting close to a road and limiting the impacts on farm land being the key. There may need to be variances allowed for such matters as:

Limiting the impacts on farm land is key when setting the size and location of the “home plate”.

- Long, thin properties;
- Protection of farm animals and birds from predators by having a central location;
- Larger setback for security of nut or fruit trees;
- Additional setback from very busy roads that may expand in the future;
- Special configuration of driveways;
- Separation from agritourism activities;
- Relationship between employer and employee housing; one solution suggested is to put seasonal farm worker housing in a similar home plate on another lot on the farm - perhaps considering a total size limit for the whole farm;
- Septic or sewage disposal options;
- Degree of impact of the house and home plate on soil capability; allow for better soils being near the road;
- Regional differences - smaller lots in Southwest B.C. compared to large ranches in the Interior and large farm lots (1/4 section) in Peace River;
- If the home plate is elsewhere besides the front of the lot, the driveways or roads should follow a lot line, to avoid separating the fields.

Other suggestions for size of the home plate: relate it to lot size, e.g., maximum of 10% of the lot coverage (of all buildings).

Be careful that housing criteria do not create unacceptable legal non-conformities, which may affect the farm’s insurance.

Farm House Size

Limiting house size may affect non-farmers and farmers: - There was disagreement amongst participants about whether to limit the house size, in addition to the home plate. Some participants thought it would be a good method of discouraging non-farmers from moving into the ALR. Others thought it may limit the ability of farmers to have a large house. There was also concern that some ethnic groups should have an option to accommodate their extended families.

Options for limiting the house size are to set a maximum floor area, or a percentage of the home plate, and set a height limit.

The labour needed for various types of farming will affect the number of housing units on a farm. Most seasonal worker housing will be multi-unit buildings and their position and size should be considered. Additional residential buildings could have bonds against the title to ensure they are removed when no longer needed to house farm employees.

Assessment / Financial Issues

Tax assessment to discourage non-farmers? - A question arose as to whether a change to BC Assessment Authority (BCA) regulations might be a mechanism to discourage non-farmer, country estate homes, instead of subsidizing them. The factors for farm-class tax status could be more onerous. An option mentioned was for BCA have an assessment that relates to the home plate size. Another option is to re-examine the farm income level to qualify for the farm-class assessment to include only “bona fide” agricultural producers (hard to define).

More taxes may be helpful: - On the other hand, some local governments might want to preserve the tax base (from larger houses) while limiting impacts on farm land. The larger homes may pay more taxes to the municipality and perhaps should be allowed. With a big house on the front and the rest of the land leased to a farmer, some people might view it as a win-win. It was suggested that a covenant might be used to ensure a property is farmed.

Alternative ideas were: use a tax incentive to build a smaller footprint; tax house/improvements value as a portion of the land value.



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D.4 Methods and topics for local government support staff

Suggested Discussion Points:

- *Benefits of having an AAC*
- *Issues that arise from having an AAC*
- *Information to be provided to an AAC to assist its decision-making*
- *How can BCMAL and ALC staff best support local government staff?*
- *Fitting an AAC into planning processes that affect farming*
 - *Policy studies*
 - *Economic strategies*
 - *Bylaw preparation*
 - *Development applications*
- *Administrative and housekeeping issues*
 - *AAC terms of reference*
 - *Conflict of interest policies or provisions*
 - *Meetings open to public?*
 - *Time and topic management when development applicants wish to attend and speak*
 - *How to link with other local government departments*
 - *Tracking outstanding and ongoing agenda items (e.g., Richmond's table)*

Summary of key points from discussion groups on Topic 4

Issues that arise from having an AAC

- Lack of staff resources, too much work; too much work to support another committee
- Building understanding of how to operate
- Coaching new AAC's
- Point of view of committee is often different (from staff and Council?)
- Staff understanding of land use & regulatory Ag issues - econ & broader agencies
- Human relations.
- Challenge to keep it apolitical
- Balanced representation of different commodity production & cultures is difficult
- Staff training in Agriculture
- Training AAC members

Decision - Making Role (Recommendations)

- Regional districts & municipalities have different issues
- AACs need to remember they are making recommendations to local government
- Interested in knowing what other AAC's are doing.
 - Want a way to link or have access to other AACs
- "Network" - can we develop a computer network for ideas
- Workshop just for staff
- Committee must be clear on bylaws & policies
- AAC can be used to clarify ALC regs.
- AACs should focus on recommendation
- AAC could provide continuity when there is a lot of local govt turnover.

- An AAC could start as an agriculture task force, then move into an AAC to implement an agriculture plan and assist in writing bylaws.
- Some local governments involve committees in crafting regulations.

How can MAL & ALC staff best support local government staff?

- Report on ALR decisions
 - Include ALC and/or MAL report in information to Council/Board
- Suggest conference call with ALC staff when they are not able to attend in person.
- Hire more ALC planners & MAL staff
- Keep a record of AAC successes (and inform other AACs)
- Provide advice where local government proposals are not in conformance with the ALC

Benefits of having an AAC

- Job more interesting for local government staff
- Learning from farmers about agricultural issues
- Forum for politicians to connect to farmers
- Sounding board on policies & bylaws for farming
- Improve land use planners understanding Ag issues.
- Assists in decision - making.
- Building Ag. Awareness re. how farms operate
- Advocacy role - ag tour helps to educate staff
- A good way to obtain input for new initiatives
 - Low land flood control
 - Soil conservation bylaw



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E. Closing Comments

The facilitator, Jessica McNamara, summarized what was heard during the day.

Ken Nickel, Director of the Resource Management Branch, BCMAL, thanked Jessica for her assistance for the day. Then, he thanked the speakers for their thorough descriptions of activities in their communities. He noted they had shown participants how analysis and imagination can provide new ways to support local agriculture.

Next, he thanked the Ministry staff who contributed to today's event:

- Kathleen Zimmerman, Mark Robbins, and Kim Sutherland who contacted the speakers;
- Chris Zabek who arranged for the gift baskets for the speakers;
- Suzanne Jacques and Molly Hruby who assembled all of the mail-outs and information packages;
- Linda Hokanson who prepared the maps;
- Bert van Daltsen who made sure the equipment arrived; and
- Jim LeMaistre who coordinated all of the details of this workshop.

And, Ken thanked all of the workshop participants for the wealth of ideas and opinions they contributed during the day. He thought they would be taking away something new to use back in their communities, perhaps some new information that will help shape the advice each AAC gives to its Council or Board.

Ken said he appreciated the time that AAC members devote to their communities in order to benefit agriculture. He said there would be continued support for AAC deliberations, through the agri-teams of Ministry and ALC staff. He reminded those present that the Strengthening Farming Web site is available as an information source (www.al.gov.bc.ca/resmgmt/sf/). He encouraged AACs to help BCMAL develop it more as a place for the AACs to exchange information by providing links to committee minutes, reports, and studies.

Finally, Ken invited participants to stay for an hour or so to socialize and "network" over refreshments, and then, to reconnect in two years.



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APPENDIX I

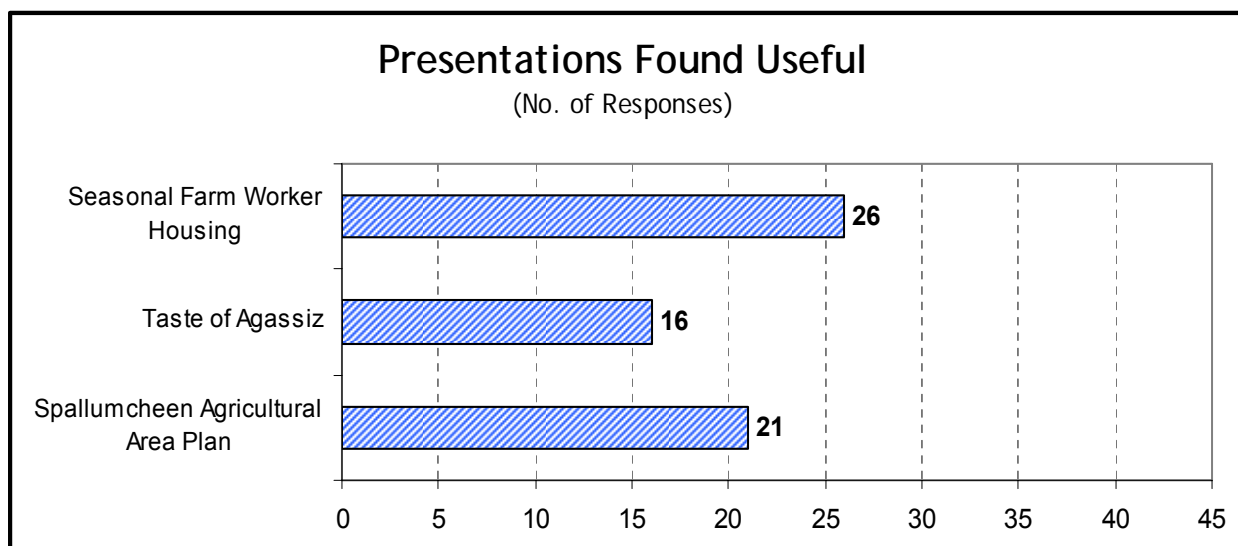
Results from the Feedback Forms Evaluation of this Day by Participants

In their packages of material, workshop participants were given a form to evaluate the day's events. Of the 83 registrants, who were not Ministry or ALC staff, about half (41) submitted the evaluation forms. Everyone who replied did not necessarily answer all of the questions. Many respondents provided explanatory comments.

Question 1

Which presentation(s) did you find most useful?

Forty participants responded to this question; one did not. Many indicated they enjoyed more than one, sometimes all, of the three presentations.



Comments about the presentations

- Always interesting to learn from and about other areas.
- We are entering into this exercise ourselves, District of Kent and found this info helpful.
- Areas of interest for the City of Surrey
- Gave a lot of ideas that can be taken back to our AAC.
- All 3 were good and helpful for difference aspects of agriculture.
- They were all useful in their own way.
- SFWH was the only presentation which covered issues with which I was not already familiar.
- AAP was excellent.
- Very topical; need to address enforcement; issues and greater need for Provincial, not just local involvement
- Ag. Plan was perhaps too rushed - it raised good thoughts that needed more time.

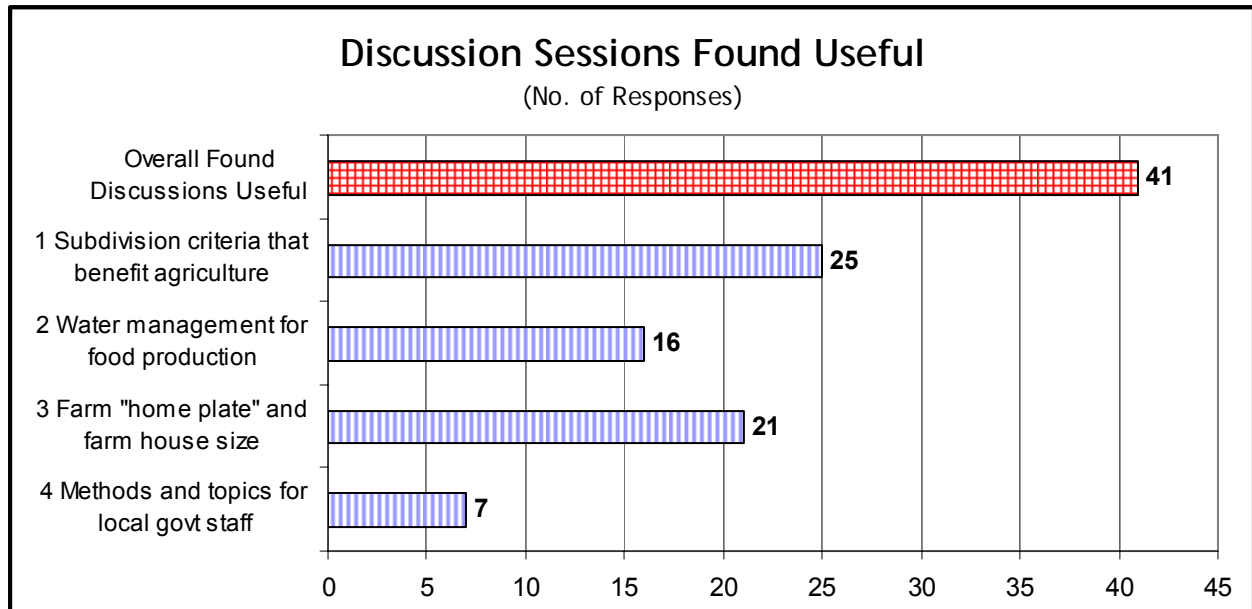
Question 2

Did you find the group discussion sessions to be helpful?

Yes 41

No 0

All respondents found the discussions helpful. Most (36 of 41) of the respondents indicated one or more of the topics they had enjoyed; the others simply circled "yes" without being specific.

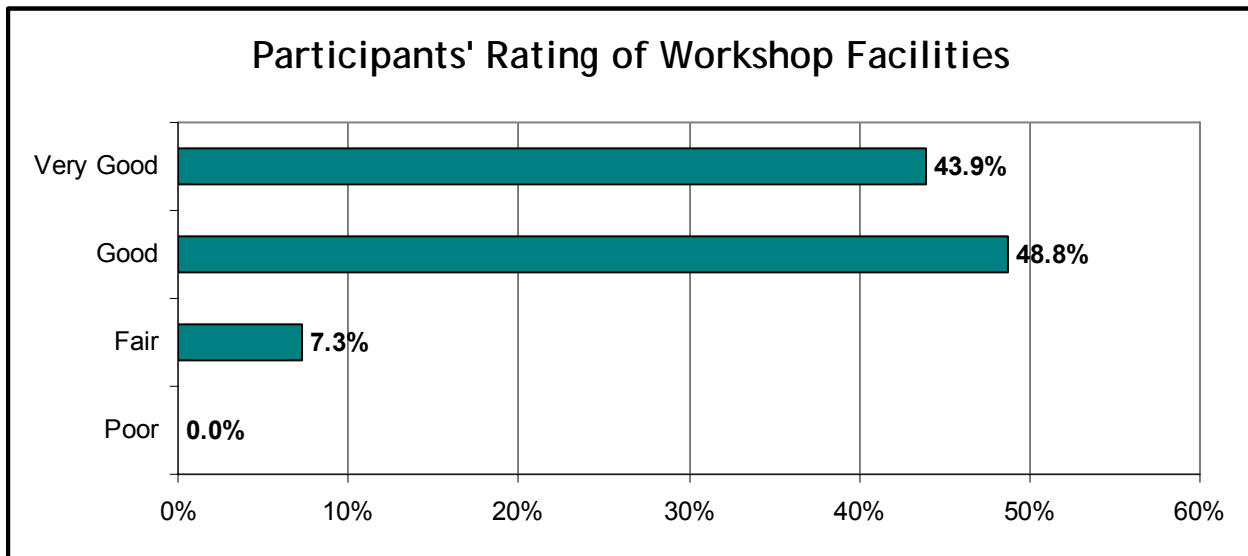


Comments about the discussion sessions

- There were a little too much interference among tables but very interested in water issues.
- But I would have liked to have Bert in on the optional topics.
- House size; location.
- All were interesting
- The farmer/AAC members perspective on all topics.
- Can't believe how diverse the thinking is on issues especially among farmers.
- An important issue in ALR near urban areas.
- Subdivision was most of interest; water management was unfocussed and not everyone has same level of understanding of the issue. More regional variations.
- I thought it would be Farm Home Plate but subdivision and water perhaps more so as I knew less about them.
- Underlying issues that came up were most useful - e.g. viability of farming in BC and lack of status and valuing of agriculture.

Question 3

How would you rate the facilities?

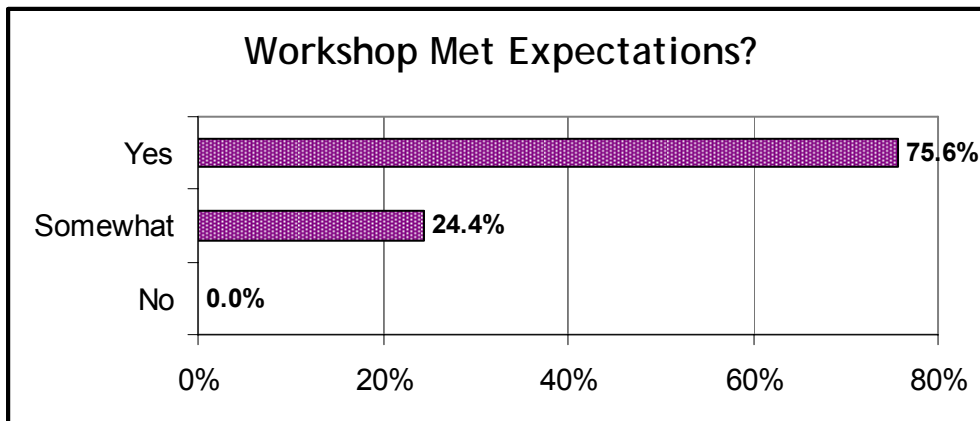


Comments about the workshop facilities

- Need better lighting, especially on speakers. Sound system poor - podium mike too quiet; hand-held too loud.
- Sound system problematic.
- Very poor food for an agricultural community.
- Would recommend more drinking water available.

Question 4

Did the workshop meet your expectations?



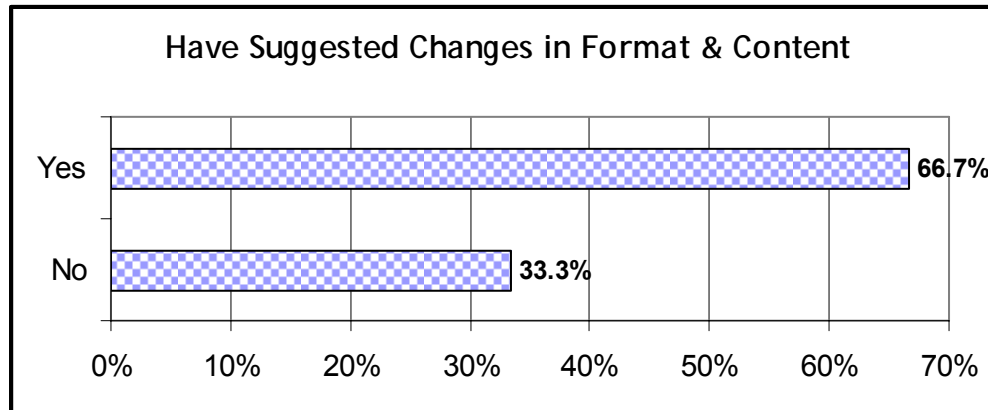
Comments from Question 4

- Actually exceeded my expectations.
- Provide a list of participants and contact info.
- Session with AAC staff liaisons was not that useful as group was too large and time too short, but good idea to have such a session.
- My first one - very informative
- Very relevant to my work as a planner and good networking opportunities.
- More focus for Local Gov't (probably for separate workshop).

Question 5

The intent of this workshop was to enable AACs to communicate with each other. Are there any changes in the format and content of the workshop that you would like to see for the next workshop? Are there any particular topics you would like addressed?

Two respondents did not indicate "yes" or "no". Some circled either "yes" or "no", but gave comments that meant "yes". Thirty-nine people answered this question.



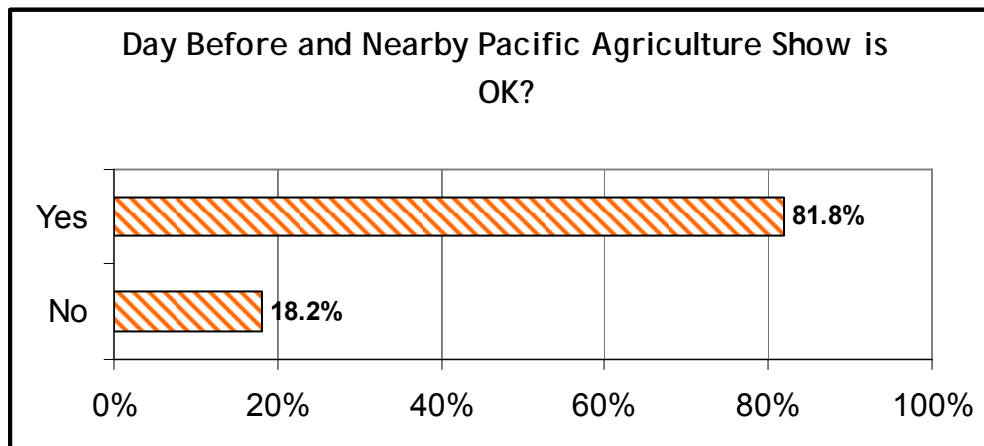
Comments from Question 5

- This is very geared to AAC's in incorporated municipalities.
- Ways to protect farmland in perpetuity
- There should have been more opportunities to have compared notes with other AAC's.
- Use of agricultural land for other purposes.
- Restructuring of the ALR.
- Time to discuss issues with other AAC from all areas of the province
- Non-farm use of agricultural land. Provincial mandate change. Lack of extension success and how to involve colleges and universities.
- Illegal truck parking
- Profitability of farming
- Provincial support for enforcing Land Act infractions
- Changes in format - there was little opportunity for the AAC's to interact
- The mix of individual (ie. Local govt, govt, AAC/Farmer) at the tables was not "even". Sometimes too many of one representative group. And regional rep. from all over province in groups lacking.
- It would be useful to allot more time for staff at local gov't to talk with one another via a breakout session.
- Future viability
- Excellent session
- Move the discussion from discussion to recommendation to gov't for policy changes and improvement.
- Non-farm use on agricultural land
- Agri-tourism, food and beverage, retail diversifying income opportunities for farmers - too much purist discussion for my mind
- What is the future of the ALR? What is the future of agriculture in our Province?
- Need more attention to effects of National and Provincial policies, especially economics on farming communities as local gov'ts very limited in how much they can support agriculture. Most challenges faced by agriculture are global and economic, not zoning.
- Question to dialogue on how AAC were within communities. Decision criteria used by ALC.

- More opportunity for discussion not scripted in advance
- As a planner that has only recently been involved in Ag. Issues, I can think of many, many topics, too many to list, but perhaps next time have a greater range of choices about sessions so that we can cover more topics. Some ideas: edge planning, environmental issues, climate change adaptation, streaming ALC applications, melding ALC, MAL and local regulations, etc.
- Education of public about importance of agriculture - everyone eats.
- Density adjacent the ALR - research, discussion; this would be helpful. Keep breakout groups changing - it's nice to talk with new people.
- Farm intensification? Versus decrease farm size.
- Someway to identify delegates/areas. I would have liked to have been able to find other areas that resemble ours. In particular, Coastal Island/ferry dependent/small population agricultural areas.
- More info for support staff.

Question 6

Does the format of holding the AAC Workshop the day before the Pacific Agriculture Show and in a nearby location work for you?



Comments from Question 6

- Great that I didn't have to go across the bridge to Vancouver
- Easier access and less cost closer to airport
- OK, but does not matter.
- No opinion
- I like it at the Pacific Agricultural Show.
- Except Valentines Day
- But I don't attend the Ag. Show, so my answer doesn't count.
- Doesn't matter to me.
- I think it would allow those from out of town the opportunity to attend both.
- Should be at the Pacific Ag. Show
- But didn't link the two because only aware of AAC workshop.
- I need to take time from my regular job, hence travel on a Sat. or Sun. works better for me.
- Neutral. I would not likely attend Pacific Ag. Show but seems like a good idea to coordinate location.
- Doesn't make a difference to me.
- From Fraser Valley

Other General Comments

- I enjoyed the depth of discussion and passion and was impressed by the number of farmers who attended.
- Huge differences across the province. Might be of value to have one workshop relative to large forum. Beef and livestock production.
- Very good day.
- Very good; very informative. The problems facing agriculture throughout the province are diverse; but in many respects the same.
- Good job; keep it up.
- It would be good to try and get more Northern/Interior representation - regional discussion might also have been useful.
- Excellent - it dealt with issues that are important. Far more substance rather than theory.
- Have Ministry [sic] or Deputy Minister available for talk/questions.
- Thank you
- I anticipated this workshop to be more of a training session. Our Regional District is in the process of establishing an AAC, so I was hoping to learn a bit more about our roles and limitations.
- The AAC workshop should be held once in awhile outside the Lower Mainland.
- Good work. It's always good to network with other AAC participants.
- Might be good to having AAC members rather than MAL staff do the "reporting out"?
- Did not like the plastic folders which held workshop materials (recycling is preferable to re-usable). More open large group discussion might be useful so that AAC members can hear issues and concerns from a wide variety of locations in BC.
- Well run and attended. Worthwhile
- Well done - very interesting exchange of info.
- Staff facilitation very good; workshop very well-organized; topics chosen very timely. Would like more organization and information on methods for raising awareness of and advocacy for agricultural at a local level.
- I suggest the Min. of Agriculture and Lands look at implementing some reward/recognition system for volunteer AAC members. Volunteerism is a challenging gov't needs to do a bit more to support our volunteers.
- Very enjoyable and well organized - Thanks!

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APPENDIX II

Facilitator and Speakers

Facilitator

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APPENDIX III

Summary of Participants at the February14, 2007 workshop

	Farmers	Elected Officials	Other	Staff	Total
Abbotsford AAC	2				2
Central Coast RD Ag. Soc.	1				1
Central Okanagan, RD of				2	2
Chilliwack AAC				1	1
Comox-Strathcona, RD of, (Comox Valley AAC)	2				2
Delta, Mayor's Cttee on Ag	1			3	4
East Kootenay, RD of, AAC	1	2		1	4
Fraser Valley RD AAC	3	2		2	7
Greater Vancouver RD AAC	3	1		1	5
Kelowna AAC	1		1	1	3
Kent AAC (+1 farmer also on FVRD AAC)	1	2			3
Lake Country AAC	2			1	3
Langley AAC	6	1			7
Maple Ridge, possible AAC		2		1	3
North Cowichan AAC	2		1	1	4
North Saanich Ag Task Force	2				2
Peace River RD AAC	2	1			3
Peninsula Ag. Commission	3		1		4
Penticton AAC		1		1	2
Powell River RD agric, community groups	1		1		2
Richmond AAC	1			1	2
Salt Spring Is. AAC	2				2
Squamish-Lillooet, RD of, AAC	1	2	1	1	5
Summerland AAC	3				3
Surrey AAC (+1 farmer also on ALC, + 1 farmer also on GVRD AAC))	1	1		2	4
ALC			3	7	10
MAL staff				16	16
Facilitator			1		1
Other			5		5
Total	41	15	14	42	112

Note: Several elected officials on AACs and "others" are also farmers or ranchers.

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Appendix IV

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List of 2007 Workshop Participants

Colour Coding:

Brown text	Jurisdictions considering establishing an AAC or now have similar group
Red text	Resource people at this workshop
Green text	Agricultural Land Commission (ALC) panel members
Purple text	ALC staff
Blue text	Ministry of Agriculture and Lands staff - small group discussion facilitators / recorders

No.	Attendee Name	Attendee Title	Prefix	Jurisdiction	Suffix	AAC or Group Name
1	Ben Doerksen	Chair, AAC	City of	Abbotsford		Abbotsford AAC
2	Ted De Jong	AAC Member	City of	Abbotsford		Abbotsford AAC
3	Barney Kern	Director		Central Coast	Regional District	Bella Coola Valley Sustainable Agriculture Society
4	Ron Fralick	Planner, AAC liaison	Regional District of	Central Okanagan		Planning Services Dept.
5	Dan Plamondon	Deputy Director of Planning	Regional District of	Central Okanagan		Planning Services Dept.
6	Karen Stanton	Manager of Development Services	City of	Chilliwack		Development Services Dept.
7	Chris Brown	AAC Member	Regional District of	Comox-Strathcona		Comox Valley AAC
8	Barry Wood	AAC Member	Regional District of	Comox-Strathcona		Comox Valley AAC
9	Ian Parnell	Committee Member	Corporation of	Delta		Mayor's Standing Committee on Agriculture
10	Lisa King	Staff Liaison, Planner	Corporation of	Delta		Mayor's Standing Committee on Agriculture
11	Marcy Sangret	Envir'm't & Agric. Planning Mgr	Corporation of	Delta		Mayor's Standing Committee on Agriculture
12	Susan Elbe	Planner	Corporation of	Delta		Mayor's Standing Committee on Agriculture
13	Rob Gay	Director, AAC Member	Regional District of	East Kootenay		RD East Kootenay AAC
14	Heath Slee	Director, AAC Member	Regional District of	East Kootenay		RD East Kootenay AAC
15	Tony Pighin	Chair, AAC	Regional District of	East Kootenay		RD East Kootenay AAC
16	Andrew McLeod	Mgr Planning & Devmnt Services	Regional District of	East Kootenay		RD East Kootenay AAC
17	David Lamson	Director, Electoral Area E		Fraser Valley	Regional District	Fraser Valley Regional Board
18	Richard Bostie	Director, Electoral Area F		Fraser Valley	Regional District	Fraser Valley Regional Board
19	Cathy Oss	AAC Member		Fraser Valley	Regional District	Fraser Valley RD AAC
19.1	Ken Schwaerzle	Chair, AAC, speaker; also on Kent AAC delegation		Fraser Valley	Regional District	Fraser Valley RD AAC

No.	Attendee Name	Attendee Title	Prefix	Jurisdiction	Suffix	AAC or Group Name
20	Mike Soth	AAC Member		Fraser Valley	Regional District	Fraser Valley RD AAC
21	Siri Bertelsen	Regional Growth Planner		Fraser Valley	Regional District	Planning Dept.
22	David Urban	Planner		Fraser Valley	Regional District	Planning Dept.
23	Heather Pritchard	AAC Member		Greater Vancouver	Regional District	Greater Vancouver RD AAC
23.1	Daryl Arnold	Chair, AAC; also on Surrey AAC delegation		Greater Vancouver	Regional District	Greater Vancouver RD AAC
24	Lorraine Bissett	AAC Member		Greater Vancouver	Regional District	Greater Vancouver RD AAC
25	Mike Bowen	AAC Memb, Port Coquitlam Council		Greater Vancouver	Regional District	Greater Vancouver RD AAC
26	Theresa Duynstee	Planner, AAC liaison		Greater Vancouver	Regional District	Regional Development Dept.
27	Hong-Hee Chuah	AAC Member	City of	Kelowna		Kelowna AAC
28	Domenic Rampone	AAC Member	City of	Kelowna		Kelowna AAC
29	Nelson Wight	Planner, AAC liaison	City of	Kelowna		Planning & Corporate Services Dept.
30	Lorne Fisher	Mayor	District of	Kent		Municipal Council
31	Ted Westlin	Councillor	District of	Kent		Municipal Council
32	Ken Schwaerzle	Chair, AAC, speaker	District of	Kent		Kent AAC, Fraser Valley RD AAC
33	Peter Andres	AAC Member	District of	Kent		Kent AAC
34	Carie Liefke	Development Technician	District of	Lake Country		Development Services Dept.
35	Catherine Henderson	AAC Member	District of	Lake Country		Lake Country AAC
36	Quentin Wyne	AAC Member	District of	Lake Country		Lake Country AAC
37	Kurt Alberts	Mayor	Township of	Langley		Municipal Council
38	Trudey Handel	AAC Member	Township of	Langley		Municipal Council
39	Vic MacDonald	AAC Member	Township of	Langley		Municipal Council
40	Tom Astbury	AAC Member	Township of	Langley		Langley AAC
41	John Blair	AAC Member	Township of	Langley		Langley AAC
42	Bernice Neff	AAC Member	Township of	Langley		Langley AAC
43	Elaine Anderson	AAC Member	Township of	Langley		Langley AAC
44	Linda King	Councillor	The District of	Maple Ridge		Municipal Council
45	Ken Stewart	Councillor	The District of	Maple Ridge		Municipal Council
46	Diana Hall	Planner	The District of	Maple Ridge		Planning Dept.
47	Glenn Matthews	AAC Member	Municipality of	North Cowichan		North Cowichan AAC
48	Joy Matthews	Past Member Advisory Planning	Municipality of	North Cowichan		
49	David Wiebe	AAC Member	Municipality of	North Cowichan		North Cowichan AAC
50	Chris Hall	Director of Planning	Municipality of	North Cowichan		Planning Dept
51	Barbara Brennan	Ag Task Force Member	District of	North Saanich		Agriculture Task Force

No.	Attendee Name	Attendee Title	Prefix	Jurisdiction	Suffix	AAC or Group Name
52	Ann Marie Thompson	Ag Task Force Member	District of	North Saanich		Agriculture Task Force
53	Karen Goodings	Director, Area 'B'; AAC Member		Peace River	Regional District	Peace River RD AAC
54	S. Frank Breault	AAC Member South Peace		Peace River	Regional District	Peace River RD AAC
55	Maurice Fines	AAC Member		Peace River	Regional District	Peace River RD AAC; N Pine Farmers' Institute
56	Bob Maxwell	Chair, PAC		Peninsula Agric Commission		Peninsula Agricultural Commission
57	Robert Thompson	Councillor, PAC Member		Penin. Agric. Comm. - Central Saanich		Peninsula Agricultural Commission
58	Hamish Crawford	Vice Chair, PAC		Penin. Agric. Comm. - North Saanich		Peninsula Agricultural Commission
59	Ramona Scott	AAC observer		Peninsula Agric Comm - observer		The Land Conservancy
60	Jake Kimberley	Mayor	City of	Penticton		City Council
61	Leo der Boer	Administrator	City of	Penticton		City Administration
62	Julie Bellian	Administrator, Ag Assoc		Powell River	Regional District	Powell River & District Agricultural Association
63	Denise Reinhardt	Steering Cttee Member		Powell River	Regional District	Community Vision for Agricultural Development
64	Bill Jones	AAC Member, speaker	City of	Richmond		Richmond AAC
65	Kevin Eng	Planner, AAC liaison, speaker	City of	Richmond		Policy Planning Dept.
66	John Wilcox	AAC Member		Salt Spring Is	Local Trust Comtee	Salt Spring AAC
67	Ken Byron	AAC Member		Salt Spring Is	Local Trust Comtee	Salt Spring AAC
68	Jordan Sturdy	Mayor Village of Pemberton; AAC Member		Squamish-Lillooet	Regional District	SLRD Area 'C' (Pemberton Valley) AAC
69	Susie Gimse	Director Area 'C'; AAC Member		Squamish-Lillooet	Regional District	SLRD Area 'C' (Pemberton Valley) AAC
70	Martin van Loon	AAC Member		Squamish-Lillooet	Regional District	SLRD Area 'C' (Pemberton Valley) AAC
71	Drew Meredith	AAC Member		Squamish-Lillooet	Regional District	SLRD Area 'C' (Pemberton Valley) AAC
72	Amica Antonelli	Planner, interim AAC liaison		Squamish-Lillooet	Regional District	Planning Dept.
73	Lloyd Christopherson	Chair, AAC	District of	Summerland		Summerland AAC
74	Karl Seidel	AAC Member	District of	Summerland		Summerland AAC
75	Ron Boerboom	AAC Member	District of	Summerland		Summerland AAC
76	Marvin Hunt	Councillor	City of	Surrey		City Council

No.	Attendee Name	Attendee Title	Prefix	Jurisdiction	Suffix	AAC or Group Name
77	Mike Bose	Chair, AAC	City of	Surrey		Surrey AAC
78	Daryl Arnold	Vice Chair AAC	City of	Surrey		Surrey AAC
79	Martin Hilmer	AAC Member	City of	Surrey		Surrey AAC
80	Tina Atva	Planner	City of	Surrey		Planning & Development Dept.
81	Remi Dube	Drainage Planning Manager	City of	Surrey		Engineering Dept.
82	Sylvia Pranger	Vice Chair, South Coast Panel		Agricultural Land Commission		
83	John Tomlinson	Commissioner, South Coast Panel		Agricultural Land Commission		
83.1	Mike Bose	Commissioner, South Coast Panel; also on Surrey AAC delegation		Agricultural Land Commission		
84	Brian Underhill	Director Strategic Plan'g & Corp Policy		Agricultural Land Commission		
85	Gary Hall	Policy Planner		Agricultural Land Commission		
86	Shaundehi Runka	Policy Analyst		Agricultural Land Commission		
87	Roger Cheetham	Regional Planner		Agricultural Land Commission		
88	Tony Pellett	Regional Planner		Agricultural Land Commission		
89	Simone Rivers	Land Use Planner		Agricultural Land Commission		
90	Gordon Bednard	Compliance & Enforcement Coordinator		Agricultural Land Commission		
91	David Coney	Senior Policy Analyst		Ministry of Agriculture & Lands		
92	Ken Nickel	Director, Resource Management		Ministry of Agriculture & Lands		
93	Bert van Dalfsen	Strengthening Farming Program Mgr.		Ministry of Agriculture & Lands		
94	Jim LeMaistre	Land Use Planner		Ministry of Agriculture & Lands		
95	Karen Thomas	Land Use Agrologist		Ministry of Agriculture & Lands		
96	Solvej Patschke	Land and Data Use Specialist		Ministry of Agriculture & Lands		
97	Jennie Aikman	Land Use Specialist		Ministry of Agriculture & Lands		
98	Clint Collins	Coastal Land Use Specialist		Ministry of Agriculture & Lands		
99	Kim Sutherland	Regional Agrologist		Ministry of Agriculture & Lands		
100	Darrell Smith	Resource Stewardship Agrologist		Ministry of Agriculture & Lands		
101	Chris Zabek	Regional Agrologist		Ministry of Agriculture & Lands		

No.	Attendee Name	Attendee Title	Prefix	Jurisdiction	Suffix	AAC or Group Name
102	Carl Withler	Resource Stewardship Agrologist		Ministry of Agriculture & Lands		
103	Rob Kline	Regional Agrologist		Ministry of Agriculture & Lands		
104	Stan Combs	Land Use Agrologist		Ministry of Agriculture & Lands		
105	Wray McDonell	Region Manager- South Interior		Ministry of Agriculture & Lands		
106	Kathleen Zimmerman	Regional Agrologist		Ministry of Agriculture & Lands		
107	Suzanne Jacques	Client Service Clerk		Ministry of Agriculture & Lands		
108	Jessica McNamara	Workshop Facilitator				
109	Mike Wallis	Executive Director, speaker		BC Raspberry Council & BC Cranberry Association		
110	Jerry Alamwala	AAC Member, speaker		Abbotsford AAC, Townline Growers		
111	Victoria Brookes	speaker		Taste of Agassiz Organizing Committee		
112	Mike McPhee	speaker		Quadra Planning Consultants		

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Appendix V

List of Agricultural Advisory Committees and Contacts

[Ed. note: List has been updated to October 5, 2007]

Since the 2007 AAC workshop, five new AACs have been created, including three communities which were considering establishing AACs whose representatives attended the workshop - Maple Ridge, Powell River Regional District, and North Saanich.

The total is now 32 (31 Agricultural Advisory Committees plus one Aquaculture Advisory Committee) serving 33 local governments across B.C. Fourteen AACs serve regional governments and 18 serve municipalities, cities, or a Gulf Islands Trust Committee.

Abbotsford, City of, AAC

Local contact: Grant Atcheson
Director of Development Services
604-864-5525; fax 604-853-5373
gatcheson@abbotsford.ca
AAC Chair: Ben Doerkson
Ministry of A&L: Mark Robbins,
ALC: Tony Pellett

Central Kootenay, Regional District of Creston Valley AAC

Local contact: Gary Wright
RDCK Chair
Kris VanderWeyde, 250-428-8638,
cherries.kokanee@shawbiz.ca
AAC Chair: Wayne Harris
Ministry of A&L: Darrell Smith

Chilliwack, City of, AAC

Local contact: Karen Stanton
Manager of Development Services
604-793-2969; fax 604-793-2285
Stanton@chilliwack.com
AAC Chair: Walter Dyck, 604-795-5488,
wmdyck@uniserve.com
Ministry of A&L: Kim Sutherland

Alberni Clayoquot Regional District AAC

Local contact: Mike Irg
Manager of Development and
Planning
250-720-2700; fax 250-723-1327
mirg@acrd.bc.ca
AAC Chair: Bill Thompson
Ministry of A&L: Jill Hatfield

Central Okanagan, Regional District of, AAC

Local contact: Ron Fralick
Planner
250-469-6227; fax 250-62-7011
ron.fralick@cord.bc.ca
AAC Chair: Tony Cetinski, 250 869-0016
Ministry of A&L: Carl Withler

Comox-Strathcona, Regional District of Comox Valley AAC

Local contact: Kent Leontowich
Planning Technician,
Community Planning Services
250 334-6041, fax 250 334-8156
kleontowich@rdcs.bc.ca
AAC Chair: Mike Huxham,
mthuxham@telus.net
Ministry of A&L: Jill Hatfield
ALC: Roger Cheetham

Comox-Strathcona, Regional District of Area "H" AAC

Local contact: Kent Leontowich
Planning Technician,
Community Planning Services
250 334-6041, fax 250 334-8156
kleontowich@rdcs.bc.ca

AAC Chair: Colin Perkins

Ministry of A&L: Jill Hatfield

ALC:

East Kootenay, RD of Area "C" AAC

Local contact: Merle Fellows
Executive Assistant, Cranbrook
250-489-2791; fax 250-489-3498
mfellows@rdek.bc.ca

AAC Chair: Faye Street, 250-426 4315 or 250-429-4256 (cell)
Randy Raye, Chair

Ministry of A&L: Darrell Smith

Kelowna, City of, AAC

Local contact: Nelson Wight
Planner
250-469-8586; fax 250-862-3320
nwight@kelowna.ca

AAC Chair: Ed Henkel

Ministry of A&L: Stan Combs

Lake Country, District of, AAC

Local contact: Carie Liefke
Development Technician
250-766-5650; fax 250-766-0200
cliefke@lakecountry.bc.ca

AAC Chair: Roger Bailey

Ministry of A&L: Carl Withler

Maple Ridge, District of, AAC

Local contact: Debbie Pope
Administrative Assistant
604-467-7343; fax 604-466-4327
dpope@mapleridge.org

AAC Chair: Nov/07 appointment of Chair

Ministry of A&L: Chris Zabek

Courtenay, City of, AAC

Local contact: Peter Crawford
Director of Planning Services
250 334-4441, fax 250 334-4241
pcrawford@courtenay.ca

AAC Chair: John Grayson

Ministry of A&L: Jill Hatfield

Fraser Valley Regional District AAC

Local contact: David Urban
Planner
604-702-5000; fax 604-792-9684
Durban@fvrd.bc.ca

AAC Chair: Ken Schwarzle, 604-796-9603,
dekenholsteins@hotmail.com

Ministry of A&L: Kim Sutherland

Kent, District of, AAC

Local contact: Peter Andres
KAAC Secretary, District of Kent
604-796-2550; fax 604-796-2550
gpandres@shaw.ca

AAC Chair: Ken Schwarzle, 604-796-9603,
dekenholsteins@hotmail.com

Ministry of A&L: Kim Sutherland

Langley, Township of, AAC

Local contact: Brian Doyle
Senior Planner, 604-533-6042

AAC Chair: Arne Mykle

Ministry of A&L: Mark Robbins,

ALC: Tony Pellett

Metro Vancouver AAC

Local contact: Theresa Duynstee
Planner
604-451-6024; fax 604-436-6970
Theresa.duynstee@gvrd.bc.ca

AAC Chair: Daryl Arnold

Ministry of A&L: Kathleen Zimmerman

ALC: Tony Pellett

Mount Waddington, Regional District of, Aquaculture Advisory Committee

Local contact: Acting Chair, Regional District of Mount Waddington
AAC Chair: Yet to appoint chair
Ministry of A&L: Clint Collins

North Cowichan, District of, AAC

Local contact: Chris Hall
Director of Planning
250-746-3125; fax 250-746-3154
hall@northcowichan.bc.ca
AAC Chair: Councillor George Seymour
Ministry of A&L: Wayne Haddow

Okanagan-Similkameen, Regional District of, AAC

Local contact: Susanne Theurer
Planning Services Manager
AAC Chair: Greg Norton
Ministry of A&L: Stan Combs
ALC: Martin Collins

Peninsula Agricultural Commission

(Represents: Districts of Saanich, Central Saanich, North Saanich, and Town of Sidney)

Local contact: Isobel Hoffman
Administrative Assistant
250-475-1775; fax 250-475-5440
hoffmani@saanich.ca
AAC Chair: Frank Edgell
Ministry of A&L: Rob Kline
ALC: Roger Cheetham
Agriculture and Agri-Food Canada: Phillip Bergen

Pitt Meadows, City of, AAC

Local contact: Kim Grout
Director of Operations and Development Services
AAC Chair: Kim Grout, 604-465-2428
Ministry of A&L: Chris Zabek
ALC: Tony Pellett

Richmond, City of, AAC

Local contact: Kevin Eng
Planner
604-247-4626; fax 604-276-4052
keng@richmond.ca
AAC Chair: Bruce May
Ministry of A&L: Kathleen Zimmerman

Nanaimo, Regional District of, AAC

Local contact: Geoff Garbutt
Manager of Current Planner
ggarbutt@rdn.ca
AAC Chair: not appointed yet
Ministry of A&L: Wayne Haddow

North Saanich, District of, AAC

Local contact: Tracy Olsen
Director of Planning
AAC Chair: not appointed yet
Ministry of A&L: Rob Kilne

Peace River RD AAC

Local contact: Bruce Simard
Manager of Development Services
1-800-670-7773
AAC Chair: Ruth Veiner
Ministry of A&L: to be assigned

Penticton, City of, AAC

Local contact: Hanna Taylor
Administrative Assistant
250-490-2408; fax 250-490-2402
mayor@penticton.ca
AAC Chair: Councillor Dan Ashton
Ministry of A&L: Stan Combs

Powell River Regional District AAC

Local contact: Pat Christie, Administrative Assistant
604 483-3231, fax 604 483-2229
Pat.christie@powellriverd.bc.ca
AAC Chair: not appointed yet
Ministry of A&L: Jill Hatfield

Salt Spring Island (Islands Trust), Local Trust Committee, AAC

Local contact: Perry Booth
Salt Spring Island
AAC Chair: Ken Byron, 250 537-2882
Ministry of A&L: Rob Kline

Spallumcheen, Township of, AAC

Local contact: Mavis Hanson
Deputy Corporate Administrator
250-546-3013
AAC Chair: Steve Mazur
Ministry of A&L: Kevin Murphy
ALC: Martin Collins, Elisa Martin

Summerland, District of, AAC

Local contact: Gordon Morley
District Planner
250-404-4044; fax 250-494-1415
gmorley@summerland.ca
AAC Chair: Councillor Rick Cogbill
Ministry of A&L: Stan Combs

Squamish Lillooet Regional District of, Electoral Area "C" AAC (Pemberton)

Local contact: Lisa Griffith
Planner, Squamish-Lillooet
1-800-298-7753 ext 237;
fax 604-894-6526
lgriffith@slrd.bc.ca
AAC Chair: Roxy Kuurne
Ministry of A&L: Chris Zabek

Surrey, City of, AAC

Local contact: Lorraine Anderson
Administrative Assistant
604-591-4561; fax 604-591-8731
leanderson@surrey.ca
AAC Chair: Mike Bose
Ministry of A&L: Kathleen Zimmerman
ALC: Tony Pellett



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